

## **Draft minutes of the Strandview Tower Condominium Association Board of Directors meeting on Thursday, October 22, 2015**

**1) Call to Order, Establish a Quorum, Proof of Notice** Meeting called to order by President Vic B. at 9am.; quorum established with Pete, Vic, Ben and Al (by phone) present; Meeting posted Sunday October 19, 2015; Also in attendance: Joe Walker and Sherry Walker, CAM from Walker Property Management. Owners present: Beth, Jim, Barb, Dennis

**2) Approval of Minutes of 30 Apr 2015:** Ben made a motion to accept minutes as written; Pete 2nd; passed unanimously  
Filling the Board Vacancy moved in agenda: Vic made a motion to appoint Dennis Davis from unit 303 to fill Brace Clark's unexpired term; Ben 2<sup>nd</sup>; passed unanimously

### **3) Manager's Report:**

- No elevator floor change
- Trash to twice weekly deferred to next BoD meeting
- Turtle lights to be changed out Nov. 1<sup>st</sup> Joe or Al to do? Al will contact Joe when he gets here
- Annual elevator inspection will take place on Nov 3<sup>rd</sup>, minimal interruptions in service during this inspection; there were many issues with the elevator this summer due to constant use by vendors with heavy materials; Sherry contacted Thyssen Krupp many times and they were very good with their response
- Tri City Pool Service; Al feels a change is in order as do I. Many issues during the summer; many due to Elias Brothers; they broke the chlorine feeder tube many times with heavy tarps; Dragged power cord and broke a fitting on the pool filter; the repair was about \$679.00 and Elias Brothers is going to make good on that payment; Issues with the pool turning green; black algae returning.
- The lawn service did good in difficult conditions
- Roof: prior to the beginning of the painting project before the swing stage was attached, I had it examined by a vendor who took pictures and marked off areas of need; for before and after comparisons. Ben and I have walked the roof already to review
- 2001 company: there are 2 vendors qualified to work on the roof to keep warranty in place in the Ft Myers service area. I contacted both; one showed and took the roof pictures and the other vendor didn't show after several opportunities. We are really down to one vendor that works this area. Ben was given the roof proposal from this vendor
- Irrigation worked well all season; it was checked constantly; we had a lot of rain; I checked the 7<sup>th</sup> floor unit on a regular basis; no leaks

-3 stack: I was contacted several times; Dennis had heater problem and water went below; minimal damage; Dennis dealt with immediately. Brace called on water entering garage area from 3 stack; I check units in the 3 stack with the exception of 503 and 703 (which was occupied); problem appears to be from 203 that came into garage; Ben will let you know what he did with the 4 stack.

-Over the summer there many issues; many due to painters; I'd like to give Barb Stevens credit for identifying that they were painting the wrong trim color; Barb called, I came down, they stopped. Confusion of reuse of existing aluminum. Ultimately all aluminum, from the 7 lanais with repairs, was replaced new. None of the shutters needed to be removed; one broken tile in 601: Ben found match for that. Elias needs to retile. Elias to be here Monday for punch list. 701 had issue with raised tile around the perimeter; it's owner issue. The engineer looked at the concrete before the project began; when it was chipped out and when it was completed. Everything was done properly. No final reports received as of yet.

-Key entry cylinder on the elevator was replaced due to wear and tear. Al has 3 extra keys for elevator. A couple people want keys and can get from Al when he arrives

-Questions for Joe: Ben: do you have other keys than the 2 I'm returning? Have 2 keys Al: what about tile in D'Angelo's: Ben has taken care of that

Beth: Did the engineer mention anything about prevention for the future. The conditions here are extreme; should we paint 5 vs 7; is there a sealant? Just wondering if offering any prevention. Joe: The water intrusion is the main area of concern, Larry West and the engineer agree that the anchor system was not properly sealed on the lanai enclosures; Ben suggested other areas of concern as well. Joe: caulk is also the cause of water intrusion most observed at Strandview.

Ben was on the painting project all the time. Approximately 200 pictures were taken and sent to Ben. Joe was in constant contact with Ben

### **President's Report: Vic B.:**

- Painting project was covered in the 3<sup>rd</sup> quarter report Vic sent and to be discussed by Ben so am leaving at that

- Want to officially welcome new owners: Steve and Mary Bergman and Tommy Davis.

-Three units 303, 401 and 501 have installed hard flooring with Proflex. Saw Dennis D.'s unit and it looks great. Hoping owners will make improvements and continue to increase property value; modernizing units is encouraged.

-Sent two letters out regarding misrepresenting the building; let me know if there are others

-Several items not included on agenda : updated communications-options available need to look at; pool usage: alter rules on sign to keep control of black algae; minor damage in 301 from 401; need to review with owners the implication of damages from construction unit to unit and how that should be handled; maintenance responsibilities:

what are they; These topics need to be taken up and will be taken up by the January meeting.

### **5) Treasurer's Report: Al B.:**

- 2016 budget is 99% done; waiting on final painting numbers for reserves
- Checkbook has \$58K; we're in good shape for year end
- Need to have budget to M&B prior to December 1<sup>st</sup> if there will be a change in assessment. There will be a minor increase to cover insurance.
- Do not need second assessment for painting; the excess is to be given back. Vic states that there are several ways to give the money back from the first assessment; not sure how much is going to be used.
- Spent about \$50K out of \$69K of painting project. Vic states there are outstanding bills for the painting
- Need to set meeting to discuss budget and then 2 weeks to approve; Plan on focusing on budget 2 weeks from today

### **6) Old Business:**

a. review and formally authorize Summer Actions- Vic B.

Dennis made a motion to approve :hard floor installation/replacement in units 410, 501 and 303; sale of unit 202 to Tommy Davis; replacement hurricane shutters for unit 501 using FMB form; elevator fan, insurance surcharge and beehive removal; Pete 2<sup>nd</sup>; passed unanimously.

b) Report of painting committee: Ben T.:

- Came up to budget at about \$69K give or take
- Compliment Joe in watching over this project for us. He did a great job; was in contact on and off daily and sometimes 2-3 times daily.
- Less concrete damage than originally thought. Still question 401 with damages reported earlier.
- Touch up and clean up minimal left.
- Balance of assessment could be used for the building replacement of lights underneath; replacement of screens on those lanais not done this painting project: shutter removal will be owner responsibility and if they want new screens; also need guidelines of future shutters with setback of shutters, etc.; yard fence is extremely dangerous: holes all around it; rusty issues. Can put remaining \$18K to use.

Vic made motion that the Board leave it up to Ben and the painting committee to determine what refreshing work ought to be done using painting project money: all these items suggested by Ben enhance the property; Dennis 2<sup>nd</sup>; Pete to speak on this: Ben has done so much to save us money and we should give him a gift card: Ben enjoys doing all of this and wants nothing in return; passed unanimously. Ben to thank Beth, Barb, Rick and Norm for their input and help

Motion made by Vic to rescind the second half of the special assessment for painting; Ben 2<sup>nd</sup>; passed unanimously.

Minutes to be submitted to M&B; Al to contact Linda regarding the rescinding of second half of painting assessment

c. Any other appropriate old business: none

## **7) New Business**

a) Discuss and possible action of filling BoD vacancy: done earlier

b) Discuss and possible action on handling of new FMB Condo Assoc. Approval Form: Permits pulled need to have forms filled out. Sherry looked online for this form and unable to locate. Vic has received these forms from the contractor to sign during the summer. Sherry to find out specifics on this form; table until next meeting to set up procedures and designate WPM to sign form.

c) Discuss and possible appointment of a committee to work with WPM in securing new elevator and swimming pool maintenance contracts with current or alternative vendors. -had numerous elevator problems but Thyssen Krupp was responsive as mentioned before; Al feels their billing is outrageous; had problems with pool vendor: SV need to make concerted effort to renegotiate contracts with these vendors or new ones. Taylor has had good comments. Vic will personally get involved with these contracts. Set up meetings with current and one alternative vendor at SV and have them present what they'd offer. Current vendors need to be aware of why we are unhappy i.e. Emergency charges with TK; pool equipment with Tri City

-Meet with service reps of present and one alternative vendor

-annual inspection will occur Nov 3<sup>rd</sup>: they will need to correct any issues to pass.

-Vic stated will start with new pool company and hold off on elevator.

d) Review and discuss WPM performance: cleaning crew, painting project, admin procedures and costs, site visits, emergency coverage, need for WPM contract update: Vic stated that there was a go round with cleaning last year; looking for input; Pete states that they do a great job. Jim agrees that they have improved; Joe states Elias is bringing a magnet to pick up loose building debris (in response to Jim stating the girls should pick it up.)

Joe will put together specifics for WPM and cleaning girls; any grey area has created problems in the past. WPM will write out new contracts to spell out exactly what services and when, costs, etc. Vic to add, delete and check before final presentation to BoD.

Vic-regarding the painting project; would like to go on record with a big thanks to Joe for the great job he did. He ended up doing more than we thought it would be and he stepped up to it which is important. Admin costs: Vic states times have changed and need charges reflect 2015 and not 2005: new look at these costs with the contract.

Other concern: site visits and emergency procedures: Joe will again spell out b/c we go back and forth about these issues in grey. Let's get on same page. Joe has 'terrible' habit of being here 4-5 times a week, all will be defined in black and white. Managers' mailbox to be checked and on list.

What if there's emergency? Joe asked if anyone ever called his emergency line and not gotten answer? no Have I ever failed to respond? no; problems have been that people have used his line for non-emergencies and it has been an issue.

Joe mentioned that there are many little (and big) things that he has done and continues to do that no one is aware of. For instance, after waiting all day with the doors to secure and lock the units at the end of the door painting day, Ann S. called Joe to say she had left without her keys and was now locked out-Joe was over the bridge, but turned around and returned through the traffic to let Ann into her unit. This is time consuming. Dennis suggested that owners can call him since he is here most days all day. Vic has key to lock box and will give to Dennis if he goes away extended time  
e)Discuss and possible action regarding obsolete "Technical Specifications." Al commented that this needs to be modified not trashed. Ben and Dennis offer to work on the committee. Vic to appoint Ben and Dennis to a committee to rework the tech specs and have a draft done by January BoD meeting so that any voting on issues can be done at owners meeting.

f)Discuss and possible action regarding storage closet "waiting list": Ben

has updated list and will be 'keeper of the list'; Dennis requests to be put on the list

g)Discuss and possible action regarding unit occupancy listing in elevator: Vic states that the question continues to come up as to who's in what unit. Vic would like to put together a one page form that will go in the elevator that will show which units are occupied and when on a given week. No names/numbers. Vic to try during season to keep up to date; put in elevator out of 'non owner' eyes; Have broken holder; Joe replaces constantly but continue to break; Beth to donate plastic frame for elevator Ben states that cell phone numbers can't be called from SV phone; this is known Vic states.

Ben to publically acknowledge Brace and his help during summer and donation of hedge trimmers which allowed Ben to trim the bushes in pool area.

h)Any other appropriate new business: None

**8) Adjourn:** Next meeting Thursday, Nov 5<sup>th</sup> at 9am; Ben made a motion to adjourn; Pete 2<sup>nd</sup>; meeting adjourned at 10: 27am.