

## **Approved Minutes of the Strandview Tower Condominium Association Regular BoD Meeting on November 5 2015**

- 1) **Call to Order, establish a Quorum, Proof of Notice:** Meeting called to order by President Vic B at 9 am; Quorum established with all directors present; Notice posted as required by law  
Management Present: Joe Walker, Mgr., Sherry Walker, CAM, Mgr. of Walker Property Management; Owners present: Barb, Beth, Jim
- 2) **Approval of Minutes of Oct 22 Meeting:** Ben made a motion to approve minutes as written, Dennis 2<sup>nd</sup>; unanimous
- 3) **Manager's Report:** Joe W.
  - Maximum Pest Control to be on site Tuesday
  - Locksmith rekeyed the electric room door; repaired the north stairwell door handle
  - Roof Contract- Vic and Ben given copies of the proposal; Ben made a motion to approve West Coast Florida Enterprises to make repairs to the roof for the proposed \$2100; Pete 2<sup>nd</sup>; unanimous; These repairs were documented prior to the painting project
  - Elias Brothers to be on site Tuesday Nov 10<sup>th</sup> to review punch list: Frank, Larry, Roni, Ben and Joe to meet
  - Light bulbs were ordered
  - Elevator inspection was performed; did not pass due to phone not working; Sherry contacted the phone company and they were out the next day to repair; Suncoast was notified that this has taken place and is ready for reinspect
  - Pool contracts: have 2 in hand and waiting for Tri City for 3<sup>rd</sup>
  - FMB Approval Form is a form that is given to all contractors pulling permits to do work at any condominium. Vic made a motion that the board will be polled electronically for each town approval form received and with a majority agreement, WPM will sign the form for the Board to approve the project; Ben 2<sup>nd</sup>; unanimous
  - Chlorine probe needs to be replaced; Al has volunteered to replace the probe
  - Management contract to be tabled till January
- 4) **President's Report:** **Vic B**  
**Progress of Pool and Elevator Maintenance Contracts**
  - 2 pool proposals received; reviewed the proposals; Vic made a motion to hire Spiro Pools for twice a week beginning January 2016; Al 2<sup>nd</sup>; unanimous
  - Put off talking with other elevator companies until after the inspection; Al to take over The elevator bidding

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

- Approximately \$56,000 in checking account
- No cash flow problems expected

**6) Old Business:**

**a) Painting Project Progress Report: Ben T.**

- Spent \$69,000 to date; meeting with Elias officials next week for nitty gritty and some final billing; awaiting final engineer reports; Clean up could have been much better
- Still remains \$10,500 in final money remaining in painting account: planning on new fencing as well as replacing lighting fixtures

**b) Any other appropriate old business: none**

**7) New Business**

**a) Review and vote on Proposed 2016 Budget: Al B**

Al reviewed the budget numbers; \$7500 will be put into the painting reserves from the assessment received this year for the painting project; this will allow for no increase in assessments this year; Al made a motion that the proposed budget be sent to owners for input; Pete 2<sup>nd</sup>; unanimous

**b) Set date and time for Annual Budget Meeting o BoD:** budget approval meeting planned for Thursday, Dec. 3<sup>rd</sup> at 9 am.

**c) Review and approve materials for 1<sup>st</sup> Notice mailing: Vic B.:** Mailing to include cover letter, nomination form/ candidate sheet, budget, reserve budget

**d) Review Unit Occupancy Listing proposed for 2016 trial: Vic B.:** Vic discussed his form and explained color coding, etc. Vic will post in the elevator and see how it works

**e) Any other appropriate new business:**

-Ben stated that people are still putting complete boxes in the dumpster and that he has been breaking them down.

-Vic spoke to a comment about unit 203 and the maintenance and upkeep of the unit which he feels interferes with the property values of all of SV. He will write a polite letter to the owner on behalf of the Board to explain the situation. BoD agreed

-Al reported that the CAFMB may be disbanded if not enough interest/traffic issues. If they continue to meet, will need \$20 for the membership dues

**8) Adjourn:**

Dennis made a motion to adjourn; Pete 2<sup>nd</sup>; unanimous; Meeting adjourned at 10:08am