

## Draft Minutes of the Strandview Board of Director's Meeting Annual Budget Approval Meeting of December 3, 2015

**1) Call to Order, Establish Quorum, Proof of Notice:** Meeting called to order by VP Pete B. at 9 am. Quorum established with 4 of 5 board members present, Vic absent. Notice posted 14 days in advance as required by law

Management present: Sherry Walker, CAM, Mgr. Walker Property Management

Owners present: Jim, Norm, Rick

**2) Approval of Minutes of 05 Nov 2015 BoD Meeting:** Al made a motion to accept the minutes as written, Dennis 2<sup>nd</sup>; passed unanimously

**3) Manager's Report:** Joe W.:

-Tri City Pools was notified on Tuesday, Dec. 1<sup>st</sup> that the SV BoD has decided to terminate their services effective January 1<sup>st</sup> 2016

-Spiro Pool Co will then begin to service the pool

-Service will be twice weekly and we are not yet sure which days of the week the pool will be serviced

-West Coast Enterprises (the roofer) was on site on Monday, Nov 23<sup>rd</sup> and made the repairs to the roof/they finished on Tuesday, Dec 1<sup>st</sup>

-While on site, we had them measure the two lower roofs to apply a fresh coating to improve the cosmetic look of these roofs and we are waiting for their proposal

-Suncoast Elevator Inspections are due back soon to confirm that the emergency phone is in working order

-Larry West is to provide a price to re-screen the lanais (Ben commented that he is not interested and will be looking into a handyman that worked for Byerles for a bid)

-Gerry Maron Engineering sent his "final letter of completion" with a copy going to the town of FMB (Ben was given a copy of this report at the meeting)

-Final payment due to Gerry Maron is ? (Ben also commented and said they would wait and see if he billed SV)

-Sherry has provided Al Byerle with 3 elevator service proposals (Al commented that he was in contact with Thyssen Krupp Elevator to see if they wanted to adjust prices to be more in line with the ones received by other vendors) Proposals received: Elevator Works, Kone, and Otis

-Joe replaced a broken plastic sign holder in the elevator on Monday, November 30<sup>th</sup>.

**3) President's Report:** Vic B.; Pete commented that the grill was again uncovered for an extended period of time and was again not cleaned after using. It was suggested that this be brought up during the annual owner's meeting along with other issues that the owners need to be aware of

**4) Treasurer's Report:** Al B.: Currently there is about \$34K in the checkbook; There money is there for the completion of the painting project (fence/lighting/screens) with the \$7500 remaining in the reserve fund for painting. Myers & Brettholtz sent another contract and no change in pricing; Ben made a motion to accept the contract; Dennis 2<sup>nd</sup>; unanimous. The invoice that was forwarded to Ben from Elias Brothers has been approved by Ben and Al for payment to Elias Brothers; this will be submitted with the next round of billings.

## **6) Old Business**

### **a) Painting Project Progress Report/ Plan for remaining tasks: lighting/fence/screens: Ben T.**

Ben commented that his report is approximately the same one he gave last meeting. Ben thanked Norm for his help in repairing the door frame of unit 704. Ben painted it upon completion; all painting is completed; lanais completed. Remainder of projects will require a bid for the remaining 17 unit lanai re-screening: owner's will be responsible for the removal and replacement of their own shutters and if they opt not to pay for this, will not receive new screening. The committee approved the new fencing for the pool: it will be 4 ½ feet high; commercial fence with a keyed gate entrance; Cost approximately \$6500. Lighting will still be done, but on hold at this time.

**b) Status of Elevator Maintenance Contract:** Al B.: The contract with Thyssen Krupp expires 7/1/16. Al has a call into Amy of TK to see if they will move their price to compete with the new bids. Will be reviewing all bids

**c) Any other appropriate old business:** Jim requested \$50 for the decorating committee to purchase new décor in the after Christmas sales. No motion was made. However, Dennis D. offered to donate the \$50 for the committee and will meet with Jim following the meeting

## **7) New Business**

### **a) Provide opportunity for owner discussion of proposed budget and give final approval to 2016**

**Annual Budget:** No owner comments. Al made a motion to approve the budget as submitted, Dennis 2<sup>nd</sup>; unanimous

**b) Schedule next regular BoD meeting:** Meeting scheduled for January 14 at 9 am

**c) Any other appropriate new business:** none

**8) Adjourn:** Motion by Dennis to adjourn; Al 2<sup>nd</sup>; unanimous. Meeting adjourned at 9:36am