

Draft Minutes of the Strandview Tower Condominium Association  
Regular Meeting of the Board of Directors  
January 14, 2016

- 1) Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by President Vic B. at 9am. All 5 Board members present (Al on phone); Notice posted as required.  
Management present: Joe Walker, Mgr. and Sherry Walker, Mgr, CAM from Walker Property Management; Owners present: Joan, Jim
- 2) Approval of Minutes of December 3<sup>rd</sup> 2015 Annual Budget Meeting:** Dennis made a motion to accept the minutes as written; Ben 2<sup>nd</sup>; passed unanimously
- 3) Manager's Report: Joe:**
  - Roof was cleaned yesterday
  - The lid of aluminum box is off in the 2 stack and needs to be reattached
  - Lightning rods need to be reattached to the a/c units(some screws have rotted)
  - The line insulation for the a/c units is coming off; blown around; stuck to roof in areas
  - Pool service is scheduled for Monday/Friday
  - Tri City has been on site to attempt to take back the chemical controller; Linda will be sending quote to outright buy controller from them. Al wants 30 day written notice if they intend to take back controller so SV has ample time to purchase one if they do not buy it from Tri City
  - Trash has changed to twice a week dates are: Monday/Thursday
  - Ben has received the quotes for the lower roof (to clean/provide for aesthetics only)
  - Quarterly test of the fire alarm is due 1/18/16; no alarms to be sounded
  - Notices were posted for the pest control-they were on site Tuesday; Owners can contact the pest control vendor directly if they are in need of additional unit spraying
  - Joe dropped off the site plan at Tropical Fence in Fort Myers
  - Message was left for Jerry Marin-the engineer for the painting project; asked specifically what is needed; paid, CO; will meet with him to get this all completed to satisfaction
  - Once we have the OC then the permit will be closed out

**4) President's Report: Vic;**

-There was a lot of damage in the neighborhood from the storm Saturday night; Thanks to Al and Ann for all of their help in cleaning up. Lost one plastic chair; Al repaired 3 lounge chairs; tables were tipped over but able to straighten them up; screws that go into the bottom were not tight, discussion ensued about the tables and needing to secure better; also during the storm, some furniture from neighbors yard hit side of building; no damage noted

-Utilities: need to discuss all issues; things are changing rapidly; would like to have a discussion with the owners at the annual meeting regarding this and set up a committee to evaluate the different utilities

**5) Treasurer's Report: Al;** End of year in checkbook: \$43,600. As of 1/13/16: checkbook \$63,700. All owners have paid. Suggested non-budget spending not occur as the budget will be tight until the 3<sup>rd</sup> quarter due mainly to insurance costs

**6) Old Business:** Project not completed as of yet; To date have spent about \$70K. Still need final engineer invoices to be paid. Joe took site plan to fence company so they can obtain the required permits. Lights have been purchased for the building and there were approximately 50 fixtures purchased with a savings of about \$500.00. Ben and Al will install the fixtures; again a savings over the cost of a contractor doing the work. Screens for lanai cages are the final stage of painting project: the vendor will be coming from Cape Coral and need to have all owners wanting them installed on same page to get the best outcome. 9 have said yes, 4 are no's and 4 are waiting on to reply

b) Occupancy Status Experiment- and Rental Reporting- Vic: Dennis commented that this is a great idea; Vic will explain to owners at the annual meeting; Timi agreed to send her renter information for the coming months to WPM; to date have not received; WPM to send email reminding her of need to cooperate

c) WPM Contract Modifications-Joe: Contract was handed to BoD. This paperwork merely reiterated the points of the contract; eliminating most of the 'wordiness' of the original contract; number of times of meetings, etc. was identified; changes were not made; the information was merely highlighted

d) Update on Elevator Contract: Al; Need 90 day notice to terminate contract with Thyssen Krupp; looking to save money (approximately \$70 month); tabled until February meeting

e) Any other appropriate old business: None at this time

**7 New Business:**

- a) Interim Report of Technical Specs Committee; Ben/Dennis: The committee originally wrote the spec paper 9/11/92. Vic requested that the sections be marked up for the Feb. meeting so that it is clearer to understand
- b) Parking Accommodation for unit 204: Pete made a motion to allow parking for Shocks in the guest parking spot allowing for access for the wheel chair; Dennis 2<sup>nd</sup>; passed
- c) Any necessary planning for Jan 25<sup>th</sup> Annual Owner's Meeting: No
- d) Any other appropriate new business: Burwinkles request ceiling repair work due to the damage from the rain/roof; Required to obtain 3 quotes: Al; Cost at this time approximately \$1975.00; with additional \$450.00 if paint cannot be matched requiring entire painting of the ceiling  
West Coast Roofing has submitted a proposal of \$3700 to do both of the low roofs-application of material for aesthetics only; Suggested that the roofs can be replaced when the main roof is replaced;  
Jim thanked the Christmas committee for decorating; brought up question of whether or not the owners want to decorate; looking for \$50 for décor; Dennis offered to donate money to the committee, no additional action taken.  
Ben commented that the plantings along the road, specifically the oleander has fungus and continues to break off. Will continue to remove pieces of the plant as it breaks with the intention of replacing when the road is completed.

**8) Schedule next Regular BoD Meeting for 11 Feb 2016 and Adjourn:**

Ben made a motion to adjourn the meeting; Al 2<sup>nd</sup>; passed; meeting adjourned at 10:20am

Pete to be a committee of one and look around for a new grill; will inform BoD of his findings at next meeting; Information regarding a new grill to be discussed at owner meeting if needed.