

**Draft Minutes of the Strandview Tower Condominium Association
Regular Meeting of the Board of Directors Thursday, February 11,
2016 at 9am**

- 1) **Call to order, Establish quorum, Proof of notice:** Meeting called to order by VP Pete B. at 9:00am; quorum establish: all 5 board members present, Al on phone; posted as required law
Management present: Joe Walker, Mgr., Sherry Walker, CAM, Mgr. from Walker Property Management
Owners present: Beth, Joan, Dan, Jim, Norm
- 2) **Approval of Minutes of Jan. 14th BoD and Jan 25th Organizational Meetings:**
Dennis made a motion to accept both sets of minutes as written; Al seconded; passed
- 3) **Manager's Report: Joe W.:**
 - Ben will report on the fence
 - Roof will be cleaned again in April
 - March is the next Pest Control spraying of units
 - Took inventory of the janitorial supplies and they are adequate
 - Waiting for Bullseye to take a look at the irrigation pump
 - Posted the Hurricane Procedures
 - Regular maintenance schedule posted
- 4) **President's Report: Vic B.:** no report this month
- 5) **Treasurer's Report: Al B.:** There is \$54,900 in checking at this time. After April it will leave about \$45K and we will need about \$49K for the insurances. Will need to watch budget
- 6) **Old Business:**
 - a. Painting Committee Report-Add on items: Fence/Screens/Lighting: Ben T.: The painting is complete; total cost \$71K; finally straightened out with engineer, fence status is in permitting stage with town, asked about raising the fence, gate and locking mechanism. Awaiting reply of the answers to questions. Screens tentatively start next Monday. Couple checks still due. The lighting is complete. Al and Ann did the ground to the 4th. Ben did 5th-7th. The lighting is very touchy if anyone removes the globes
 - b. Leasing and owner notification of occupants to WPM: Al/Vic Unit 704 continues to advertise for less than 30 days. Vic had copy of ad. WPM to notify owners of 704 that the rentals need to be a minimum of 30 days.
 - c. WPM Contract Modifications: Vic/Joe: Vic explained he's working with WPM and when done will pass by Al and Ben and then present at next board meeting

- d. Interim Report/Markup of Technical Specs: Ben/Dennis: moved by Vic to table the presentation until next meeting; Dennis 2nd; passed
- e. Update on Elevator Contract: Al has asked ThyssenKrupp to bid to be competitive. They have refused. Their contract is up July 1st. Letter to be written 90 days prior to end of contract. Al made a motion effective April 1st that ThyssenKrupp be notified that Strandview is giving them 90 day notice to terminate the contract ending July 1st and to hire Taylor Otis July 1st. Dennis seconded; passed; Vic abstained because of conflict of interest because pension is paid by company that owns Otis.
- F. Update on Black Algae in Pool: Al; facing worst black algae we've ever had. Several reasons for the algae: people going into the gulf and bring algae into pool, the surf that put the water and muck in pool and temperature pool is maintained at. Spiro will be treating the black algae starting tomorrow.
- g. Any other appropriate old business: Ben stated he has contractor coming in to meet with him regarding another estimate for #703 repairs

7. New Business:

- a. Parking Unit/Guest Parking Changes for 204 and 604: Vic: Weeks ago Andy in 701 claims to have damage in car due to recycle bins. Doesn't want to change spots now and does not want to file for damages. Vic made a motion to relocate Norm's parking permanently, Dennis seconded; passed. 204 and 704 will be spoken to about the new possible parking spots; water retention, etc.
- b. Utility Study Group- Owner's advisory vote-Vic: this group is made up of owners: Beth, Rick, Barb and Anne. They have had their initial meeting and discussed options and divvied up the assignments. They will report again in April and again in November.
- c. Building Decorations for Christmas-Owner's advisory vote- Vic: At the owner's meeting, building decorations for Christmas vs. other holidays was discussed. A decision was made to provide this group with \$50 to purchase new decorations. Vic made a motion to give this group \$50 to spend on Christmas décor for the building. Dennis seconded; passed
- d. Any other appropriate new business: Al and Norm fixed the leak in the gutter. Norm wanted to tell people to change out their smoke detectors after 10 years. Norm also offered to check toilet tanks for leaks and let owners know if they have a problem: in an effort to reduce water leaks.

8 Schedule next Regular BoD Meeting for March 2016 and Adjourn: Ben called for adjournment, Dennis seconded; passed; meeting adjourned at 9:45am