

# **Draft Minutes of the Strandview Tower Condominium Association Regular Meeting of the Board of Directors: Wednesday April 6, 2016 at 9 am**

**1) Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by President Vic B. at 9am. Quorum established with all 5 board members present. Posted as required by law. Joe Walker, Mgr. and Sherry Walker, Mgr., CAM from Walker Property Management, LLC present. Owners present: Beth, Barb, Joan, Frank, Jim, Norm

**2) Approval of minutes of March 10 meeting:** Ben made a motion to accept the minutes as written, Dennis 2<sup>nd</sup>; passed

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

- Roof will be cleaned on 4/12; notices were posted
  - Maximum will be here in May; they will need a key to the new pool lock; Al to take care of this
  - Turtle lights will be done Thursday or Friday as the 1<sup>st</sup> of May falls on Sunday
  - Would like approval for West Coast Enterprises to look at the roof in May before the rainy season to evaluate it and propose any repairs needed. Ben made a motion for West Coast Enterprises to evaluate the roof as Joe described; Dennis 2<sup>nd</sup>; passed
  - Elevator will be changing from Thyssen Krupp's service to Taylor/Otis Service as of July 1<sup>st</sup> 2016
  - Joe will get the keys from Thyssen Krupp to give to Otis
  - Al commented that there has been no response from Thyssen Krupp regarding the door repairs; suggests leaving it until the new company comes on
- For Summer:
- How many lounges, etc. are to be left on the deck?
  - Heater on or off? Was voted at another meeting to keep the heater on; Al recommends keeping it off due to excess usage of chemicals. States pool tech is in agreement
  - Al made a motion to decrease the temperature to 80\* from May 1<sup>st</sup> to Oct. 1<sup>st</sup>. Dennis 2<sup>nd</sup>; discussion ensued regarding pros and cons; passed
- Jim brought forth some concerns regarding renter reports, cleaning and broken shuffleboard equipment.
- Ben commented that there may be some new shuffleboard equipment in the janitorial room.

**4) President's Report: Vic:** No report at this time

**5) Treasurer's Report: Al:** Al reported operating account is at \$63,700. Maybe very close/possible over with the expenditure for the insurances in July.

**-Motion to authorize 30-day transfer of funds from Reserves to General funds if necessary to pay annual insurance:** Al made a motion to authorize a 30 day transfer of funds from the Reserves to the General Fund if necessary to pay the insurances; Ben 2<sup>nd</sup>; passed

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

**a. Painting Project Final Report: Ben:** Ben commented that the painting project is almost finished. He will call the fence people about signing off on the permit; Vic wanted to go on record stating that the left over \$7500 from the reserve assessment was put back into the reserve account. There is approximately \$2250.00 left in the painting project account. Al made a motion to apply the \$2250 to additional beautification efforts connected with painting; Ben 2<sup>nd</sup>; passed. Suggestions for use of the money: lighting in garage; umbrellas (in the fall), upright rigid chairs; exit lights, bulletin board (in the fall)

**b) Status of Elevator Maintenance Contract changes: Al:** Changes to be made as discussed earlier on July 1, 2016

**c) Status of black algae remediation in pool: Al:** the black algae has gotten better; Spiro is adding calcium to the water to kill it; couple spots still remain

**d) Motion to approve updated Screen Replacement Policy:** Al made a motion to approve the updated screen policy; Dennis 2<sup>nd</sup>; discussion took place regarding the policy; passed

**e) Motion to approve the updated Technical Specifications:** Ben made a motion to approve the updated technical specifications; Dennis 2<sup>nd</sup>; discussion regarding the new policy took place; passed

**f) Motion to amend *Rules and Regulations* to implement *Technical Specifications* by adding the following sentence to Section D.10 Remodeling: "All remodeling must be done in accordance with the latest set of Technical Specifications approved by the Board of Directors." Motion made by Dennis that "All remodeling must be done in accordance with the latest set of Technical Specifications approved by the Board of Directors." Ben 2<sup>nd</sup>; passed**

Vic to send an attachment with these documents to owners in his next quarterly report; will also place on SV website

**g) Any other appropriate old business:** Beth brought up question of drywall repairs in 703; discussion regarding contractors took place; Beth to work with Ben on getting this completed-does not need to be approved again by the board

Nothing else brought forward

#### **7) New Business:**

**a) Interim Report of Utility Study Group: Beth:** Hand out of summary work distributed and reviewed. The group reviewed all the major utilities used at SV; review of the usage, costs, future updates and bundling were done. Ways to save/cut back and economize were discussed. No decisions regarding the utilities were made at this time, and additional updates will be given at the November Board of Directors meeting and the Annual Owners' Meeting in January as originally outlined for the group.

At this time, it appears that there is a water leak/drainage from somewhere in the fresh water line. Norm will continue checking toilets for leaks; he will obtain listing of who has had it done and complete

this check in near future. Al will be doing a 'nonscientific' experiment on the pool to check to see if there is possibly a leak associated with the pool. Al will be checking this over the next 3 days and has commented that if the water level goes down over the next few days, do not be concerned as he is working on it.

**b) Any necessary planning for summer season:** Nothing brought forward for the summer season. Joe reiterated that the hurricane preparedness program steps are on the door of the girls cleaning room should they be needed.

**c) Any other appropriate new business:** Vic will hand over his lock box key to Dennis during the summer. Dennis will be the on site go to guy for the summer. There will be no further meetings until October as directors are heading home.

**8)Adjourn:** Al made a motion to adjourn; Pete 2<sup>nd</sup>; passed; meeting adjourned at 10:17am