

Approved Minutes of the Strandview Tower Condominium Association Board of Directors
Thursday October 27, 2016 at 9 am in the Pool Area

1) Call to Order, Establish a Quorum, Proof of Notice: Meeting called to order by President Vic B. at 9 am.

Quorum established with 5 members present (Al on the phone);

Joe Walker, Mgr. and Sherry Walker, CAM present from Walker Property Management.

Owners present: Beth, Diane, Joan and Jim

Meeting posted as required.

2) Approval of Minutes of 06 April 2016 BoD Meeting: Ben made a motion to accept minutes as written; Dennis 2nd; unanimous

3) Manager's Report: Joe W.

Several small items:

-Phone box handle is broken

-Joe reconnected the hose reel to the wall (had broken off), using some angle irons

-The glass in the fire box on floor 6 has been removed

-Joe reattached the exit light on 6th floor, as it had been broken off wall

-Joe obtained the new pool gate lock from Tropical Fence and gave to Ben

-Vic has a key for 501 to give to Joe

-The water pressure has been an issue on and off. Joe had FMB Water check the meter at the road- it checked out ok. Possible for the pressure to fluctuate a bit while they are working on it out front. On 10/21 Avis came and checked the pump. At this time it appeared the pump may have seized. Joe obtained evaluations and bids from 2 plumbing companies: \$3300 for Avis and \$4300. Avis tech said that noises being heard in the building could be due to the pump turning on and off.

-Water in pool was dropped below gutter to observe for any leaks

-Contractor Performance:

Cleaning girls have worked their list, they changed some light bulbs and communicate with us on a regular basis

Elevator: no problems

Spiro Pool: has been ok; here 2x a week

Maximum Pest: due in November. Last time through, left some lights on. Dennis reported this to WPM. WPM spoke to Maximum to make them aware of this issue.

-Also during the summer, Dennis reported the chlorinator line of the pool equipment was broken. Joe walked Dennis through the process of shutting down the circulation pump for the night. The repair was made the next day.

-Hurricane Matthew: The umbrellas were taken in. The storm went up the east coast and there were some strong winds but no damage

-In June the roof leak was the result of a tear in a rubber boot.(originally thought to be a fresh water pipe) Ben and Joe went through the #1 stack. Spent hour/hour and half pushing water down to expose the boot. Used pool patch and some Flex Seal. Some damage found in units. Owners notified.

-Beth reported a smell. WPM came by and broke open the pipe trap, drained it and opened the line up. A/c worked for a while after this. Beth had vendor come out. There was sludge build up, was told to put Clorox in drain. WPM went through #3 stack unit after the initial smell report and then again later, to check if this smell if it was in another unit.

-Roof cleaned Tuesday. Next clean is in January.

-Roof check: when does the board want to do it?

-Pest Control: November next application

-Communication: issues with emails- we are receiving too many and are asking for phone calls to report things, etc. Concerned that emails also get lost in the shuffle, calls are more reliable.

-Booster pump: Joe received 2 bids so far: Avis at \$3331.00 and Connerton Plumbing at \$4645.00. Pump goes back to at least 2008/2009. Board direction on the pump: get 1 more bid Once the third bid is received, Pete made a motion to leave the choice of choosing the vendor to replace the pump to Ben, Dennis 2nd; unanimous

Phone Box: Pete put tape on it; no directive

Hose Box on 6th floor: Al suggests grinding aluminum down to fit glass in

Exit light 6th floor Joe replaced

Pool gate lock: Ben will attempt to put it on gate

Trash chute #5 Dusty reported that it's difficult to work. Hinge rusty; need to spray it

Ben suggests doing projects in house (vs obtaining vendors)

Jim reported security lights in stairwell were out: Joe already replaced the batteries as Dennis had called this in to WPM

4. President's Report: Vic:

1st: Thanked Dennis for all his help during the summer; heard from more than one owner and certainly WPM's input of his assistance with building concerns

2nd: Tuesday morning met with Tracey Hayden and a gentleman from PMI (water main vendor). They wanted to shut off Strandview from park exit to road access to store their equipment. Vic commented to them that there were several other areas to store their equipment. They will be looking into the other vacant lots. Vic agreed to using SV lane if they wanted to build a fence down SV lane (L shaped storage) and only SV residents are to use the road. They may block ½ of SV lane off. We do not have control of what they do with the street.

Treasurer's Report: Al:

-As of 10/24 there is about \$30,000 in operating. Reserve money is good. The end of year carry over will be approximately \$10,000. Vic suggested at least 3 months operating should carry over or about \$30,000. Should operating budget be increased to build that up again?

-Review and discuss Preliminary 2017 Budget:

Fully fund reserves, increase quarterly to \$1600 to work on rebuilding operating fund.

Need a budget meeting approval meeting in November. Then send out budget and first meeting notices.

6. Old Business:

a. Review and authorize Summer Actions:

- 1) Approval for Stevens family picnic on June 12
- 2) June 16 approval of roof repairs with recent leak
- 3) August 19 approval of Unit 501 damage reimbursement

Ben made a motion to officially approve the 3 summer actions; Pete 2nd; unanimous

b. Discuss and act on Lower roof rehab: Discussion ensued; Ben made a motion to put off the rehab of the two lower roofs until the main roof is done. Dennis 2nd; Unanimous

c. Any other appropriate old business: none

7, New Business:

a. Assign responsibility for end of turtle season actions: Al volunteered for this

Various other issues discussed. Dennis made a motion to authorize the purchase of 12 light weight upright chairs, a ladder, a BBQ and a bulletin board. Vic 2nd. Vote: 4 for; Ben opposed. Al and Ben to get the chairs and ladder; Pete and Jim to get the BBQ. Also discussed need for umbrellas; Al suggested holding off until January when there is more money available.

b. Discuss recent stack 1 water leak concerns; Need to reinforce the rule that owners need to follow a process where BoD is to pick a vendor (or approve of one) and oversee the repairs. Unit #501 was reimbursed \$1000 for work done. Unit #401 submitted an invoice for reimbursement also. Ben made a motion to reimburse unit #401 \$500 for remedial work done as a result of the leak in the #1 stack; Vic 2nd; unanimous; Ben commented that mold doesn't grow overnight; therefore the mold remediation processes should not covered by SV.

Stack 1 water leak; Upon return to SV, Pete heard water running. Just before looking into it, Al sent a noted that water usage was up...(50000 gallons more was used last month). In 701, there was a renter in August, and cleaning people in. Timi (owner of 701) thought there was to be a renter in October/they had cancelled. There was a toilet in guest bathroom running the entire month. The toilet was dry and the water poured through the open flap. The main water line was left on. Do not know how much water was wasted. Owner in 701 replaced the toilet and apologized This is 3rd time water has been left on in that unit.

Vic has a proposal regarding reimbursement of SV by owners. Section 9.12 of the docs is about negligence. Rule D4 also speaks to negligence. Vic suggested amending and adding on to Rule

D4. The result/outcome will be a reimbursement of an expense not a fine. Discussion ensued. Amending the rules and regulations does not require any legal fees or filing with Florida or the county. Vic suggested placing this change on the agenda for the next meeting with the exact wording. Ben made the motion to put this change in rules on the agenda for the next meeting. Dennis 2nd; 4 for; Pete opposed.

C. Any other appropriate new business. Question regarding mailboxes- can they be replaced? The hinge is getting rusty and difficult to open. Suggested oiling the hinges and see how that helps. Can Vic send the agenda to the owners? At this time it is put on the website and is available to all. Vic can try and mail the agenda to see how that goes. Ben asked Joe about Billy (the beach raker) and his availability. Ben to call Billy.

Next meeting for a BoD budget vote and rules and regulations change: Wednesday Nov. 9th at 9 am. The budget meeting in December and formal budget approval to be 2nd Thursday in Dec. on Dec. 8th at 9am.

8. Adjourn Pete made a motion to adjourn; Vic 2nd; unanimous; meeting adjourned at 10:25am.