

Approved Minutes of the Strandview Tower Condominium Association Regular Meeting of the Board of Directors, Wednesday Nov. 9, 2016

1) Call to order, Establish a Quorum, Proof of Notice:

Meeting called to order by President Vic B. at 9 am, quorum established with all 5 directors present; Notice posted as required by law.

Management Present: Joe Walker, Mgr. and Sherry Walker, Mgr., CAM from Walker Property Management

Owners Present: Beth B., Barb S. and Jim S.

2 Approval of Minutes of Oct 27 2016 BoD Meeting:

Correction to be made in new business: unit 501 was reimbursed \$1000.00 not \$500.00
Al B. made a motion to accept the minutes as corrected. Dennis D. 2nd; passed

3) Manager's Report: Joe W.:

- Vic and Joe meet on Tuesday mornings in place of the weekly report
- Maximum Pest Control was on site yesterday to spray the interior of the units
- Ben contacted Joe about an elevator noise; Otis came out to SV
- The assist pump is replaced at a cost of \$2488.00
- Trash will go to 2x weekly beginning January 1st
- Otis and Suncoast onsite today to perform the annual elevator inspection
- Retrofit with sprinklers is not required
- Insulation has been found in the pool form the lines of the A/C units. Vic asked Blue Breeze for a quote to replace the insulation on each unit

4) President's Report: Vic B.: no report

5) Treasurer's Report: Al B.: Operating account is at approximately \$28,900, with monthly checks written on the 15th

6) Old Business:

a. BoD vote on Budget proposed by Treasurer, with fully funded reserves and increased Common

Charges to \$1600/qtr. Pete made a motion to present owners with the recommended proposed budget to owners with formal adoption in December, Dennis 2nd; unanimous

b. BoD vote on proposed change to Rules and Regulations regarding reimbursement of monetary damages suffered by STCA due to unit-owner negligence:

Al Moved that in furtherance of Section 9.12 of STCA Declaration of Condominium ("Negligence, Damage Caused by Condition of Unit") the Board of Directors amends our Rules and Regulations Section D.4 to read as follows (changes underlined):

4) Negligence. An owner shall be liable for the expense of Negligence as defined by the Declaration of Condominium Section 9.12. Such expense may include in addition to repair of physical damage, monetary damages suffered by STCA (e.g. unwarranted utility expense) due to unit-owner negligence. Ben 2nd; Vote taken 4:1 with Pete opposed
Vic to post this new rule on website in next update to website.

c. Utility Committee interim report to BoD-Beth B. Discussion and guidance re Final report to Owners at 2017 Annual Meeting. Beth reported not a lot of change since April's Report. Reviewed report line by line. Will have final report available by annual meeting; some discussion ensued

d. Any other appropriate old business: 5th floor trash chute hinge is bad; Phone box-Ben and Al looking at; units 701 and 203 not sprayed due to new locks on doors

7)New Business:

a. Assign responsibility for 1st notice of Annual Meeting and Budget Meeting mailing required by law:

Vic to send agenda for budget meeting in December. Vic to send 4 pages in PDF – 1st notice, intent to run, info sheet and budget

b. Set date of December BoD/Budget Meeting (tentatively Dec. 8). Meeting set for Dec. 8th at 9am

c. Any other appropriate new business: There are 2 units -203 and 701- run by Vacation Pros who have been causing consistent issues: 1) they replaced the keys with combination locks. No approval. 2) They repeatedly left water on in units; 3) Vacation Pros refuse to notify WPM of name and dates of rental. Due to these issues Vic is looking for a motion to claim owners and Vacation Pros negligent. Dennis made a motion to find the 2 units and Vacation Pros negligent, Al 2nd, unanimous. Vic to send a letter to David, Timi and Vacation Pros via email.
Dennis brought up question of security cameras. No action taken

8) Adjourn: Pete made motion to adjourn, Ben 2nd, unanimous. Meeting adjourned at 9:58am