

Approved Minutes of the Strandview Tower Condominium Association's Board of Directors  
January 12, 2017 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  
Owners Present: Joe D., Jim S.  
Management Present: Sherry Walker, CAM and Joe Walker, Mgr. from Walker Property Management
- 2) **Approval of Minutes of Dec 8 2017 Budget meeting and Nov. 10 2016 meeting**  
**minutes:** Al made a motion to accept the 12/8/17 budget meeting minutes as written, Pete 2<sup>nd</sup>, passed unanimously; Ben made a motion to accept the 11/10/16 meeting minutes as written, Dennis 2<sup>nd</sup>; passed unanimously
- 3) **President's Report:** Vic B.: No report, meeting should be short
- 4) **Manager's Report:** Joe W.:
  - Ben called about a crane parked in our lot; Joe left a message due to no answer; the crane has been removed
  - Trash is now twice a week pick up
  - Maximum Pest Control was in yesterday and will be back in March
  - The elevator inspection cited two violations; presently chasing Otis and Suncoast to fix and re-inspect
  - Otis was out and worked on the door sticking on the 2<sup>nd</sup> floor
  - Swimming pool exemption was approved
  - a) Bids and Recommendations re: Replacing Armor-Flex on Rooftop A/C Wiring:** -Air Conditioning insulation quotes; Vic got one from Blue Breeze for \$50 per unit for all or \$80 piecemeal, Crowne Air was \$65 per unit; Al to get third quote. Al stated the lines of the a/c are the owners' concern; they last about 3-4 years. Discussion continued. Al made a motion to reject the plan and not replace as an association; Ben 2<sup>nd</sup>; vote taken with 3 yes; Pete opposed and Vic abstained; motion passed
  - Roof cleaning will occur next Tuesday; notices have been posted
- 5) **Treasurer's Report:** Al B.: as of January 4<sup>th</sup>, there is \$45K in operating; still a few maintenance fees and locker fees due and will be watching these (4 in arrears; 3 lockers late) BBQ was replaced; umbrellas were purchased and replaced
- 6) **Old Business:**
  - a) **Discuss and provide WPM direction re: Armor-Flex replacement:** done above
  - b) **Any other appropriate old business:** Joe D asked about the water damage this past summer in 401 and 501. Joe D. has pictures of damage in his back-bedroom closet. Ben and Joe to walk with Joe D to review his concern
- 7) **New Business**
  - a) **Prepare contents to "2<sup>nd</sup> Notice" of Annual Meeting mailing:** Vic to get the 2<sup>nd</sup> notice of the meeting out in email tomorrow. 2<sup>nd</sup> notice of meeting statement;

agenda; general proxy and minutes of last year. Some topics for the annual meeting  
Annual meeting will be Beth's Utility Community Report; Water shut off  
Reminder. Meeting at 2pm on January 30<sup>th</sup> at Newton House next door.

**b) Any other appropriate new business:** Jim brought up the elevator; Al reiterated  
what Otis has done and will continue to monitor

8) **Adjourn:** Al made the motion to adjourn; Ben 2<sup>nd</sup>; passed unanimously; meeting a  
Adjourned at 9:30 am