

# **Approved Minutes of the Strandview Tower Condominium Association Regular Meeting of the Board of Directors Thursday Feb. 9, 2017**

**1) Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by Pete B at 9 am. Quorum established with all 4 board members in attendance, Notice posted as required by law.

Owners Present: Vic B., Frank B. and Norm S.

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

## **2) Approval of BoD Minutes of 1/12/2017 and BoD Organization Meeting**

**01/30/2017:** Al made a motion to accept both 1/12/2017 and 1/30/2017 minutes Dennis 2<sup>nd</sup>; Ben sited corrections- his title of VP of Facilities as well as some spelling corrections. Al made a motion to accept the amended minutes of 1/12/2017 and 1/30/2017 Dennis 2<sup>nd</sup>; passed unanimously

## **3) Manager's Report: Joe W.:**

-Next roof clean in April

-Yesterday Advanced Roofing Techs were on site to look over the roof and provide SV with a roof maintenance contract proposal

-Next pest control spray inside units- March

-Elevator Re-inspection is due. Sherry has had several calls in to get them out to re-inspect, as all violations have been cleared; waiting on re-inspect

-Elevator doors - later

-Shutters 704 -Frank later

-Roof leak in 4 stack (also to come)

-Dumpster was swapped out with "newer one"

## **4) Treasurer's Report: Al B.:**

As of the end of January, approximately 50K in checking account. All owners are current with fees; account financially 'on track' with insurance payments due at end of June.

## **5) Old Business:**

**a) Owner's meeting decisions:** Regarding issues from annual meeting: Al is having Comcast look at various services available for internet/tv;

**b) Elevator door proposal and next steps:** elevator doors are rusty; Otis is tentatively coming out to SV on Wednesday, 2/15 to discuss/explain their door proposal and to answer questions

**c) Dog signs from Annual Meeting:** Al and Richie put up the 'no dogs' signs; attached one to the fence as someone had already removed it from the grass.

**d) Board opening and current officers:** No owner put in to run for the Board this past year; the position can be left open or filled by appointment. Ben put forth Norm

Schock's name for the empty seat. Norm agreed to sit on the Board if approved. Al made a motion to accept Norm as a Strandview board director, Dennis 2<sup>nd</sup>; vote taken; approved.

The following list is of the Board's positions:

President: Pete Blanco

Vice President: Ben Tiezzi

Secretary: Dennis Davis

Treasurer: Al Byerle

Norm: member at large

**e) Discussion/approval of shutters for 704:** Ben obtained information regarding shutter install; they are set with the licenses and permitting, etc. Ben requested a board member look at the installation - start and conclusion; Norm agreed to take this on; Ben made a motion to approve the request for shutter installation; Al 2<sup>nd</sup>; vote taken; passed unanimously

**f) Water leak in #4 stack:** Report of a water leak in Norm's unit, north wall. Area of leak indicates it may be a dishwasher or a sink. Al and Joe checked units: 704,604, 404, 304 but not 504. No water in 604 but water in 404. Burwinkles did not respond to a knock or phone call. Email was sent regarding this information. Burwinkles have their contractor in at this point and we will await their response/findings.

**g) Any other appropriate old business:**

Al has been making list of old hot water heaters. Getting quotes on hot water heaters to get a group rate. Concerned that many are over 10 years old. Pete suggested a committee to obtain the water heater ages and to inform the owners of their responsibilities should the 'past due' water heaters leak/burst/cause damage to units below. Al presently has this information and will continue with the water heater replacement project.

**6) New Business:**

**a) Any appropriate new business:** Ben brought up the concern of attendance at the annual owner's meeting being low. Nine owners did not participate either in person or by proxy. Questions reason for this decline.

Vic to continue to update the website

**7) Date of next BoD meeting:** Meeting March 9<sup>th</sup> at 9am in pool area

**8) Adjourn:** Ben made motion to adjourn; Dennis 2<sup>nd</sup>; vote taken; passed. Meeting adjourned at 9:26am