

Approved Minutes of the Strandview Tower Condominium Board of Directors Meeting

Thursday Nov. 9th 9am

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

Meeting called to order by President Pete B. at 9 am; Quorum established with Pete B., Al B. and Ben T. present.; notice posted as required by law

2) Approval of Minutes from April 13, 2017: Ben T. made a motion to accept; Al B. seconded; passed

3) Manager's Report:

- The elevator pit submersible pump may need to be replaced or wiring checked by an electrician, it is not working
- I have been using Ben's pump to remove water from the pit and this saved the association about \$180 during and after the hurricane
- Thanks to Ben for this
- Jessie has offered to clean the floors, walls and ceilings at all floor levels for \$200
- I will meet with the janitorial person (Luis) on Monday Nov. 13th to point out cleaning problems 1) keep the pool furniture clean front and back 2) do a better job blowing out the garages 3) clean up some black spots at several floors at the elevator door 4) use the new duster I delivered to the site and do a better job knocking down cobwebs, bugs, muddobbers, etc. 5) do a better job of keeping the stainless steel elevator doors and frames polished
- Repairs to the roof began on Friday by West Florida Enterprises, repairs will include: 1) all on the previous quote approved by the BoD 2) the rain gutter lost in the hurricane 3) the raised drain (happened after Irma) 4) the aluminum chase box over the #2 stack 5) 2 conduit supports that need to be re-glued to the roof (1 over the #3 stack and 1 over the #4 stack
- Over the summer the roof was cleaned as scheduled in July and was cleaned again on Monday Nov. 6th
- Pest Control was done as scheduled in July, Sept, and Nov
- The stack of lounge chairs in the garage area will be returned to the pool deck
- During my summer walkthrough when we had heavy rain I checked the 7th floor units
- Also during the summer I changed light bulbs as needed
- Again over the summer, we had numerous phone calls about the pool gate latch
- I made 2 trips to Palm Beach Blvd in Ft Myers for a replacement part along with several trips to Strandview to repair or adjust the latch
- I provided a detailed list /description of the Hurricane Irma damages to the BoD shortly after the storm and kept the board informed at all times
- The property was prepped for the storm on Friday Sept 8th and we followed the hurricane procedure posted in the janitorial closet
- After the storm, WPM (Brian and myself) went through the building and grounds and secured the site. We removed parts of and in some instances, whole lighting units such as the damaged candle stick fixtures, some emergency light fixtures and every one of the exit lights. Many of these had exposed, bared wiring.

I feel the need to mention what I consider unreasonable requests: 1)first I received an email at around 7:30 am on Monday, Sept. 11th from an owner who wanted a detailed report on the storm damage, this was less than 12 hours after the eye of the hurricane passed 2)On Friday, Sept 8th while we were prepping the property, I received a phone call on the WPM emergency line from an owner requesting that I move a car across the street into the Publix parking lot from the garage area at Strandview (the FMB Fire Dept. arrived at Strandview during this phone call evidently contacted also to move the car) We/WPM then moved the car

-In short a very busy summer

-Finally I would like to mention Al Byerle's contributions in beginning to repair some of the damages 1)Al has already repaired the candle stick light fixture on the road side of the building using the part that I put in the electric room 2)Al and Ann Byerle have already begun repairs inside unit #404 (Minors) 3) Al has been working on the pool equipment 4)During the summer, Al, Ben and myself spent a lot of time on the phone working with and prodding and chasing Otis Elevator Co to finish the elevator door project 5) I will mention this again, Al Byerle goes above and beyond year round

- 4) **President's Report: Pete B.** no report
- 5) **Treasurer's Report:** Al B.; To date \$51K in check book; \$116K in reserves; Al will be getting a refund from Comcast for 9 days
- 6) **Old Business:** None
- 7) **New Business:**
 - a) **Storm damages/costs: Al B.:** will get a final count on the lawn, pool, cleaning girls and Joes' hours; repair cost to bring the building back to pre-hurricane status.
 - b) **Review of budget line item/ budget input:** Myers to get changes with the new budget. \$1650 per unit per quarter; insurance the biggest increase; if decision to not do pavers is made, can change to black top: will reduce the reserves
Motion made by Ben to accept the increase of assessment to \$1650; Pete seconded; passed
Budget will be sent to owners for review and comment and final vote taken Dec. 9th at 9am.
 - c) **Any other appropriate new business:** Vic commented that the fire extinguisher in their unit had a recall of plastic handles; Also owner dismayed of lack of communication to owners since April Meeting: Joe stated that the Board receives a weekly report from WPM regarding weekly updates
- 8) **Adjourn:** Pete made a motion to adjourn; Ben seconded; passed; meeting adjourned at 9:50am