

Approved Minutes of Strandview Tower Condominium Association Board of Directors
January 11, 2018

1 Call to order, establish a quorum, proof of posting:

Meeting called to order by President Pete B. at 9 am

Quorum established with 3 of 5 board members present

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

Owners present: Vic, Jim

Meeting posted as required by law

2) Approval of minutes December 9 2017: Al made motion to approve minutes as written; Dennis 2nd; passed

3) Manager's Report: Joe W.:

-Maximum Pest Control was here on Tuesday, Jan 9th and notices were posted

-Next pest control visit will be in March

-The roof will be cleaned on Tuesday, Jan 16th and notices have been posted

-We will be getting 3 quotes for a new swimming pool service

-Spiro will be staying on for now but Al is not completely satisfied with them

-Spiro installed 4 new pool filters on Monday Jan 8th (these were provided by Al)

-I delivered janitorial supplies (simple green and trash bags) to the site on Wednesday, Jan 10th

-The elevator has passed the annual state inspection, this was required after the new hydraulic pump was installed (this is usually done in November)

-I am staying on top of West Florida Enterprises (roofing) to 1) replace the rain gutter lost in Hurricane Irma 2) replace the damaged vent over the #2 stack 3) reattach the conduit supports that are loose

-This has not yet been scheduled

-Al and I will look at the submersible sump pump in the elevator pit to replace it as it does not work

-We will be getting a new janitorial service very soon as Jessie is leaving

-I have contacted Ron Martin regarding the quarterly report form Florida Fire Systems that states that the "alarm bell is not very loud"

-I will keep you posted on this

-Al asked me to check to be sure we got the building prints back from Coastal Seawall Construction (seawall repaired several year ago) and we have the prints

-Al is holding back \$7500 from Otis until they do some housekeeping (cleanup) leftover from the elevator door and pump projects

-We have drawn up a list of items for them to address

4 President's Report: Pete B.: No report this meeting

5) Treasurer's Report: Al B.:

There was a little over \$20K at the end of last month
Missing 3 payments on quarterlies at the moment

6) Old Business: None

7) New Business:

a) Agenda items for owners' meeting and second notice
Proxy, last year's minutes approved budget and agenda to be included
At the meeting have owners correct their contact information for both the owner contact list
and the list placed by the elevator phone.

Al stated that the trash has been increased to twice weekly
401 was keyed to master
Pool lock has been enduring many improper uses
Sod is being replaced down by the wall; Ben is handling

8) Adjourn

Al made a motion to adjourn; Dennis 2nd; passed. Meeting adjourned at 9:26am