

## Draft Minutes of Strandview Tower Condominium Association Annual Owner's Meeting

- 1) **Call to Order**: Meeting called to order by President Al B at 1 pm
- 2) **Establish a Quorum, Proof of Posting**: Quorum established; Posted as required by law
- 3) **Reading, correction and approval of meeting minutes from Annual Owner's Meeting 1/30/12**: Doug H. made a motion to approve the minutes as written. Ben T. 2<sup>nd</sup>, passed unanimously
- 4) **Annual Report from President: Al B.:**
  - We have tried to reduce the costs around here
  - Hinges repaired on door at no cost
  - Second floor door closer was done for about \$40 (normal price @\$200)
  - Stairs going to beach; volunteers dug it down and dropped it into place
  - Bike rack was designed by Norm and built by Al and Norm for the cost of lumber
  - Shuffleboard work done; Norm came up with the idea to remove the black mold
  - Rick and Sue Wilson shopping at patio stores for umbrellas. Al found less expensive ones online and ordered. They have been secured to their bases
  - Seawall cap: have had a couple quotations; Coastal Construction to come out and meet to discuss requests for seawall. Looked at work they are doing on another project on the beach. Work to complete the seawall cap will take about 10-14 days to complete. Work to be done in season would save \$1500.
  - These things saved on this past year have helped to maintain our association fees.
  - The elevator inspection problems were fixed: rust on bottom of car, and replacement of jack head
  - Pumps and piping will need to be fixed for the fire department at the cost of about \$6000. We will receive a letter from the fire department in near future asking why this has not been done, so will need to move ahead with this project.
- 5) **Annual Report from Treasurer: Doug H.:**
  - Strandview is in very good shape
  - End of Dec. had approximately \$32621. This allows for 3 months of 'rainy day' funds
  - Everyone has paid their dues

6) **Annual Report from Management: Joe W.:**

Al covered quite a bit.

This is a great board here. They are in constant communication with WPM. I send the Board weekly reports when they are not on site.

-In addition to the mentioned elevator work, there was a light fixture installed in the pit and an exhaust fan installed in the electric room.

-several proposals for seawall repair work were obtained

-Roof check was performed per warranty contract and some repairs were made to that

-Booster pump was replaced

-Six lounge chairs and a table were required and obtained for the pool

-Seventh floor- no leaks detected after rains; Joe checks after heavy rains

-End units thresholds caulked; side light panels caulked

-Received quotes to replace doors to the elevator and electric room

-Brace and Jim screwed the umbrellas to the bases

-Reminder once again that if the fire alarms go off, everyone needs to exit the building and move away from the building. Then call 911 as the system is not automatically linked to 911.

7) **Old Business:** none brought forward

8) **New Business:**

a) Election Results:

Vic, Pete and Doug are elected to the board

Ben announced that Jim has contributed so much while being on the board and deserves a round of applause.

b) Registering Unit Visitors: Guests need to notify WPM if the owner has not provided the information. If the unit is occupied and no notice has been received, Sherry sends an email to the unit owner to inform them of the occupant and need to register the guests. Discussion ensued over this topic. Owners are asked to cooperate

c) Seawall: Discussion regarding payment for the seawall cap repair ensued.

Vic B. made a motion: move that the owners authorize an assessment of \$700 per unit to fund repair of seawall damage incurred in a 2012 storm; and that the assessment be payable no later than 01 May 2013. Additional discussion and questions took place. Pete seconded the motion. Vote taken; passed unanimously.

9) **Next meeting date:** Last Monday in January at 1 pm

10) **Adjournment:** Doug made a motion to adjourn. Ben seconded. Vote taken; passed unanimously; meeting adjourned at 1:52pm