

Draft Minutes of the Strandview Tower Condominium Annual Owner's Meeting

Date: January 27, 2014

Time: 1 pm

Place: Newton Property

- 1) **Call to Order:** President Vic B. called the meeting to order at 1:00pm
- 2) **Establish Quorum, Proof of Posting:** Quorum was established with 8 owners present and 5 proxies; Meeting posted as required by law
- 3) **Reading, correction and approval of meeting minutes from Annual Owner's Meeting of 1/28/13:** Reading of the minutes waived, two corrections addressed; motion to approve minutes as corrected by Rick; seconded by Pete; passed unanimously
- 4) **Annual Report from President:** Vic B. ; No major issues this past year; minor issues that will come up in reports. Thankful for good management from Walker Property Management and Myers & Brettholtz as well as a significant number of our owners that are willing to invest their time and talents to improve our community. Thanks to all
- 5) **Annual Report from Treasurer:** Al B.; Budget was approved in November and it raised quarterly fees to \$1500. Review of budget to identify increases and review expenditures. Fire alarm system was hit hard last year-much of excess money was spent in this area. Reminder that cleaning is 2 days a week and if someone sees something that is not clean enough, help out. At the end of the year there was \$35,000 balance.
- 6) **Annual Report from Management:** Joe W. ;
  - Seawall project took about 6 months to get permits due to dealing with town, county and state
  - Al and Ben got sidewalk poured out front south end for a bargain price
  - Roof service contract – 2 visits per year; were here 6 weeks ago and did some repairs; the girls clean the roof 4 times a year
  - Elevator has some issues: recall system was worked on; yearly inspection is done

- Fire alarm system gets a yearly inspection and that is done; quarterly inspections done regularly.
- In the event of a fire, evacuate the building and call 911
- We have a new fire marshall and that figured into the expenses
- Turtle season; no violations again this year; Al took care of the turtle season work(shielding lights, changing out bulbs, etc). Al does a tremendous amount around here
- Trash pickup went to 2 pickups in January as opposed to November thanks to Vic and Al and that saves money.
- Painting contractor evaluated the building for the next painting project; does not need to be painted in 2014 suggest returning to evaluate in 18 months
- Very few plumbing issues; replaced a shut off valve in garage, irrigation pump wiring was rerouted through existing conduit that saved considerable cost

#### **7) Old Business:**

a) Any business appropriate to bring forward: none

#### **8) New Business:**

**a) No election necessary:** only names submitted were Ben T. and Al B.

**e) Pest Prevention and Control: Al B. ;** Brace requested moving this topic up in agenda due to work schedule; Al appointed committee chair; Jim and Pete volunteered to the committee. Committee reviewed what Terminex does around the building and what is offered by other pest control companies. Maximum and a Better Bug Man were comparisons. Maximum does the lawn pest control at Strandview through Aaction Service. Discussion ensued. Al will propose the recommendation to vote for Maximum to provide the pest control inside and outside units (every other month for approximately \$1200) for the board to vote on at the next regular board meeting

**b) Registering Unit Visitors: Vic B. :** this is only a reminder for owners to register any guests/renters that will be staying in their unit without a unit owner present with Walker Property Management. Just need to provide names and times that that will be at that unit. There are many

reasons for this and the registering of guests has gone well in the past. If an owner is present with guests, registration is not required.

**c) Paving & Alternatives: Ben T.:** Ben provided Vic with information for the report. Hand out provided and reviewed. At this time, the base of the pavement is solid. The issues are cosmetic as it appears 'shabby'. Another layer cannot be added at this time; the asphalt must be removed and replaced as it is too high. Replacement costs estimates: \$65,000 for asphalt; \$85,000 for pavers. Straw vote taken: results were unanimous to defer the repaving project until Estero Blvd is repaved. Straw vote taken: unanimous straw poll results to change the reserve schedule to include the higher cost (pavers) so that the money is there when time arrives to decide specifically (repave or pavers) what to do with the drive/parking areas.

**d) Painting & Caulking: Ben T.:** Ben provided Vic with information for the report. Elias Brothers walked the building and reported that painting was not required at this time. No visible concrete damage. Elias Brothers suggested reevaluating the painting in a year. The money that is being placed in reserves is adequate for this job. Request was brought forward by owner to have a caulking schedule put in place-to use high quality caulking to hopefully reduce the number of 'emergency' caulking projects needed. The caulking would be completely stripped and recaulked at the time of the painting. There is no cost estimate on this at this time. The board is looking at doing the painting project in 2015 and building the caulking effort into that project at that time if it is of interest to the owners. Discussion ensued. Straw vote taken: unanimous that re-caulking be incorporated into the painting reserve plan.

**f) Communication issues: Vic B.:** Vic has been sending out quarterly emails with what happening. Owners would like to continue to receive these updates.

**9) Next Meeting Date:** To be held on January 26, 2015

**10) Adjournment:** Rick made a motion to adjourn; Joan seconded. Passed unanimously. Meeting adjourned at 2:18pm