

Draft Minutes of the Strandview Tower Condominium Association Annual Owners Meeting:
Monday, January 26, 2015

- 1) **Call to Order:** Meeting called to order by President Vic B. at 2 pm
- 2) **Establish Quorum, Proof of Posting:** 14 Owners in attendance and 6 proxies for a total of 20; quorum established. Meeting posted as required by law.
- 3) **Reading, correction and approval of meeting minutes of 27 January 2014 Annual Owner's Meeting:** Joan made a motion to forgo reading of the minutes, Barb seconded; passed unanimously. No corrections or additions. Ben made a motion to accept as drafted, Beth seconded; passed unanimously
- 4) **Annual Report from President:** Vic B. Sends out quarterly reports; so no need for a long report here. There were no storms for which we are always grateful. The updated roster was requested to be sent to owners with the next quarterly report
- 5) **Annual Report from treasurer:** Al B. At the end of last year there was \$40,000 in the operating account and \$118,000 in the reserve account. We are fully funded with our reserves and have increased money into the reserves for the possibility of pavers. One positive: last year the insurances were not as high as we expected.
- 6) **Annual Report from Management:** Joe W.; Here's a summary off what took place in 2014:

a) **Fire Alarm System:**

-The system has been updated with an automatic dialing feature; this was required by the FMB Fire Dept. What this does is that when the fire alarms are sounded, the fire department is now automatically notified. In the event of a fire, exit the building ASAP as the fire dept. is called automatically

b) **Pest Control Service:** The new vendor is Maximum Pest Control. The next spraying inside units will be in March

c) **Janitorial Service:** The cleaning girls are here on Mondays and Thursday

d) **Roof Service:** The roof is cleaned every three (3) months; Next roof cleaning will be in April. The roof is serviced twice a year by Advanced Roofing. The next service will be in February.

e) **Elevator:** The elevator has been inspected and certified by the state of Florida and this is due every year

f) **Beach Raking:** The beach is being raked twice each month to control the spread of vegetation/weeds. This will continue until the BoD decides otherwise.

g) **Communication:** The new WPM office number is posted in the lobby at the ground level. That number is 433-3485. The BoD receives a weekly update from Joe via email. Joe meets with Vic on a regular basis to discuss any issues. WPM provides a 24 hour/7day a week emergency phone line. Please use this in emergencies only

h) **Concrete Problem unit 401:** While having her storm shutters replaced, Ann Stapinski became aware of cracking concrete on her lanai. WPM had two concrete repair companies evaluate the issue as well as a structural engineer. It was decided by the BoD based on these evaluations to wait and have the repair made when the building is painted later this year. Again, this decision was based on the engineer's opinion that no additional problems would occur until the painting project is begun

i) Rain Gutter Repair: The rain gutters on the south end of the building were repaired by Advanced Roofing at the last maintenance done on the roof. The rain gutters on the north end of the building were repaired by Norm Schock and Al Byerle; Thanks to both of them

j) New Beach Entrance Sign: This is being done now

k) Special Thanks to the Following:

- Al Byerle for removing and replacing the auto-fill valve to the swimming pool
- Al Byerle for ordering, on line, exit light fixtures and light globes
- Al Byerle for removing and replacing old exit light fixtures
- Al Byerle for going through all of the light fixtures in the building, removing the globes (many of which are very difficult) and putting lubricant and re-installing them
- Thanks to Brace Clark for his work during the summer changing light bulbs and keeping an eye on the property
- Thanks to Ben for his work on the sidewalk and pavers
- Thanks to all who have chipped in-every bit helps in keeping your association fees as low as possible

7) Old Business:

a) **Any business appropriate to bring forward:** All owners express their condolences to the Stapinski family

8) New Business:

a) **No election necessary:** only nominations were for Pete, Brace and Vic. Re-elected for 3 year terms

b) **Extension of Smoking Prohibition:** Vic B. **see detail on 'Limited Proxy' form:** There has been much discussion during the last few BoD meetings regarding smoking in the common areas, etc... There are 3 possible results from the limited proxy vote: 1 is to make no change; both 2 and 3 have same outcome but option 2 will require amending the docs and filing with the county (the voting results require a majority or 13 votes of the members), while 3 is essentially an advisory vote asking the Board to do what is within their scope-change the rules and regulations. Roll call performed by President Vic: Option 1: 4 votes; Option 2: 4 votes; Option 3: 11 votes.

There is no majority for any options. However there is a majority for change. At the next meeting of the BoD the Board will take the above into consideration and change the rules as the vote indicates.

c) **Preliminary Report on the Painting Committee with questions/discussion as needed:** Ben T.: Vic stated that at last year's annual meeting it was decided that painting and caulking of the building be done in 2015. At the last BoD meeting Vic appointed a painting committee that was to oversee the project, obtain specs for the project and obtain bids from three vendors. So many owners volunteered for this committee and unfortunately some had to be turned down. Vic was happy to see so many owners wanting to get involved. Vic intentionally had only one BoD member on the committee and he appointed the following: Ben T. as chairman, Beth B., Norm S., Barb S. and Rick. Ben's report: The building is due for painting as well as some overhaul. There are 6 doors on the main level needing replacement, recaulking all the windows, concrete restoration (from 401 earlier); will need to inspect the lanais to see of other damages. Painting and

waterproofing of the entire building. We will be obtaining bids from 3 contractors that have done work on SV building. Looking to start in April. Waiting for Rick W. to get here. Lanais: do the inside or not? Balcony windows caulked? Front doors? Sign on gulf side just say Strandview

- d) **Review of Owner Maintenance Responsibility with questions/discussion as needed and possible advisory vote:** Vic B. and BoD; Results from water leakage in unit 203 resulted in mold; due to negligence of former tenant. The problem was mitigated by the owner at considerable expense before it affected any other units. Al: There have been other water issues in other units as well. There is a life span for all the appliances we use. For instance water heaters are 10-12 years (i.e. Freon; drip pan, freezing up, etc.). Washer hoses only 5 years; A/C handler has many things that can mess up. Toilet wax rings 5-20 years. Sink plumbing, need to look under sinks for any leaks. Batteries: smoke detectors should be replaced every year. The thermostat should be replaced every year because poor batteries will not allow for the thermostat to work on back up. Outside door lights: we've loosened them and now can replace bulbs. Dennis requested that a check list be made for owners. Vic to put that in the quarterly report that will be coming out in February.
- e) **Any other new business?** Jim commented on many tourists coming down and the use of the umbrellas, chairs, etc. Brace commented that owners should be passing on rules and regs to their guests. Vic to comment on this in his quarterly report.

Ben explained that after the cap was put on the wall, the fence was replaced somewhat crooked. Due to the town replacing the seawall next door at Newton Place, the town had to cut into the fence on SV property. End result is that they will be replacing the fence area with a straight fence for SV.

- f) **Next annual meeting date:** 25 January 2016
- g) **Adjournment:** Joe D. made a motion to adjourn at 2:48pm, Norm seconded; passed unanimously. Meeting adjourned