

Draft Minutes of the Strandview Tower Condominium Association Annual Meeting January 25, 2016

- 1) **Call or Order, Establish Quorum, Proof of Posting:** Meeting called to order by President Vic B. at 2pm; Quorum established with 19 owners present in person or by proxy; Meeting posted as required by law
Management present: Joe Walker, Mgr., Sherry Walker, CAM, Mgr.
- 2) **Reading, correction and approval of STCA meeting minutes of 26 January and 04 June 2015:** Barb made a motion to accept the 1/26,2015 and 6/4/2015 minutes as written; Rick 2nd; passed
- 3) **Annual Report of President:** Vic B.: Review of the occupancy status in elevator; this identifies which units are occupied and by whom., Information is derived from the lists owners are to send to WPM; everyone is not complying with this rule; WPM will send one email to owners requesting the rental/occupancy information when informed that there are occupants of the unit not registered. Vic will continue the experiment into the fall and then the BoD can decide what to do with the program; Vic informed owners that they are not to send requests/problems via email to WPM; owners should be going to the Board with concerns/requests; The BoD will then direct WPM to act; Do not cc WPM on all emails; this generates too much email for WPM. WPM emergency phone is to be used for emergencies ONLY. Rick requested Vic send in his quarterly report, what is considered an emergency and appropriate to contact WPM over.
Last year the owner roster was updated and sent out to owners. This list will be on the desk for corrections by owners.
Vic requested a round of applause for the group of owners who save SV thousands of dollars each year because they help out at the condo continuously. These people include: Ann, Al, Ben, Norm, Joe D. and Ed (one of the renters at SV)
- 4) **Annual Report of the Treasurer:** Al B.: This year the monthly assessments were able to remain at the same amount because money was re-deposited into the painting reserve(from the original painting project assessment). At the end of 2015 there was approximately \$44K in the operating account. As of today, the balance of the operating account is \$60K. All assessments have been paid. Next year unfortunately there will be in increase in the monthly assessments. The storm water of FMB has issued all owners on the island a monthly assessment that is to continue for the foreseeable future; this is based upon the lot size and the permeability of the ground cover on the lot. Insurances will be going up about 10-12% next year.
- 5) **Annual Report of Management:** Joe W.:
-The roof company has been changed to West Florida Enterprises; they are only one of a few in the area that service the type of roof on SV

- The roof is cleaned four times a year; was just recently cleaned
- Pool vendor has been changed. New vendor is Spiro Services and the days of service are Monday and Friday
- The quarterly fire alarm was just checked and all was good. In addition to quarterly checks, the yearly check is done and at this time they sound the bells, etc. There is an automatic dialer for the system in place; if there is a fire, evacuate the building first, the fire department will be notified automatically
- The elevator company is being looked at to possibly change out in June/July
- Maximum Pest Control was here on January 12th; Owners can contact the company directly if they need additional spraying in their units
- Renovations were done in the following units: 303, 401, 501
- Dennis commented that owners should get their a/c checked yearly; as the hose for the run off in his unit was plugged and the water damage repairs cost several thousands of dollars; the a/c companies use high pressure to blow out the lines
- Beth requested that Vic republish the maintenance schedule for owners to reference

6) Old Business:

- a) Report to Owners on Painting Project: BenT.; The total cost to date of the painting project is \$71,000. All the windows have been recaulked; should be in good shape for the next 7-8 years. Lights for the exterior of the building were purchased with a savings of about \$500.00. Ben and Al to install the lighting and save owners money doing this as well. There were issues regarding replacing the fence around the pool; the storm knocked it down in areas and is now going to be done as a repair. Straw poll taken, and owners expressed desire to keep a chain link fence around the pool; There are 12 lanai screens to be done. Owners are responsible for the shutter removal and reinstallation. Not scheduled yet, want to make sure all units are ready at same time.
- b) Any other old business appropriate to bring forward: Joe D asked if any other owners were experiencing a gurgling sound in the drain pipes; no other owners have this issue Jim S. commented that the mail lady was retiring; Tom Torguson of Resort Building will gladly meet with anyone at any time to discuss his plans for downtown FMB; Jim asked if owners want the decorations to continue at SV; yes was general consensus; questioned if owners agree association should pay for these; to take up at next meeting- Jim to come up with purchases and cost to next BoD meeting.
BBQ grill needs to be maintained and cleaned by those using it

6) New Business:

- a) No election necessary – Al Byerle and Ben Tiezzi elected to two-year terms “by acclimation”
- b) Discussion: the future of utilities at Strandview: Vic B.; Vic distributed a listing of the various utilities used and combinations of utilities that may be available in the future

to SV. Vic proposes a committee of owners to answer some of the questions over the next year or two regarding utilities and what is available to SV. He suggested that the committee be self-organized and report in April and November to the board with a report to the owners at the next annual meeting to keep owners informed of options down the road. Beth expressed interest in being on the committee. Any others let Vic know and he will appoint the committee at the next BoD meeting

c) Any other new business appropriate to bring forward: Ben questioned owners on board luncheon, as in years past this was done to show appreciation. No objections from owners

7) Next Annual Meeting date: 30 January 2017

8) Adjournment: Joan made a motion to adjourn; Lydia 2nd; passed; meeting adjourned at 3:38pm