

Draft Minutes of the Annual Owners Meeting of Strandview Tower Condominium Association

Date: January 30, 2017

Time: 2 pm

1) Call to Order, Establish a Quorum, Proof of posting: Meeting called to order by President Vic B at 2pm; Quorum established with 15 owners present or by proxy; Meeting posted as required by law; also in attendance: Joe Walker, Mgr. and Sherry Walker, CAM from Walker Property Management

2) Reading, correction and approval of STCA meeting minutes of 25 January 2016: Motion made by Rick to forgo the reading of the minutes; Jim 2nd; passed; Motion to accept the minutes as written made by Ben, Jim 2nd; passed

3) Annual Report of President, focusing on water shut-off concerns: Vic B:

Last September 60,000 gallons of water from a malfunction toilet went directly into the sewer costing the association about \$600.00. It was negligence on the part of the cleaning crew of one of the owners. Our rules and regulations require that the water be shut off at the main shut off valve if you are leaving your units unoccupied for 24 hours or more. Recently the board amended the rules and regulations to make it clear that not turning off the water (by owner, their agents, their cleaning people, etc.) is negligence. Negligent owners will be billed for all the excessive costs incurred by the association. Please turn off the water if you leave for 24 hours or more.

Thanked board members and other owners who take on many tasks that keep our building in tip top shape.

4) Annual Report of Treasurer: Al B: The financials from the first of January show a little over \$45,000. The fees increased by \$100 a quarter. The reasons for the increase are the insurance that is about \$50K, the water at about \$19K and it continues to rise; the reserves are at \$19K and cable is \$14K. Total expenses on an annual basis is \$155,000. The storm water which is billed on behalf of FMB has added \$120 a month. Ben and Al did meter readings and Pete commented that he could hear water running. Joe Walker worked with Al and Ben checking units for the running water. It was in a top unit. Reserves: Paving is 4 years away, roof

is 6 years away, building painting and concrete work is 7 years away and the pool is 10 years away. One other pending quote: Elevator company reported our doors have rotted away/rusted and gave us a quote of \$35K to repair them. If this project is done, it will be a special assessment; will keep all owners update. Elevator life span is 25 years and Strandview has 40 on it now. Would repair in the summer; every floor and every door and the floor of the elevator. If doors continue hanging up may have to do project this year

5) Annual Report of Management: Joe W:

Some of this may be redundant as items have already been mentioned:

- June: roof leak over the one stack from a tear in the roof, Ben did a lot of work on that. Repaired it in-house getting it to stop leaking until the roofing company could get out (about 3 weeks later) some damages in units in the #1 stack
 - Running water in the #1 stack and if it wasn't for Pete, water would still be running
 - A lot of problems are picked up by observant people
 - Problem in #3 stack: A/C condensation line was blocked; we were on site to clear it that day in the garage but it was blocked between the 5 & 6 units.
 - Pool gate lock was damaged; the lock was forced open (likely a renter without a key). It would be a good idea to make sure the guests have all the appropriate keys
 - Booster pump located in pump room was about 8 years old and needed replacement. Pump not under warranty; cost was approximately \$2400
 - Strandview is exempt from retrofitting the inside of the building with indoor fire sprinklers
 - Brief mention of fire alarm procedure: exit building as quickly as possible; the fire department is notified through the dialer system
 - Re-inspection of the elevator is due in the next week: Otis and the state inspector will be back here; the doors have nothing to do with the inspection. -
- People do an incredible amount of work here: Al has done much work around the building on emergency lights; the phone box handle, 6th floor fire box, the 5th floor trash chute, painted both of the lower roofs, replaced the pool filters
Ann pitches in constantly;
Pete replaced the BBQ grill as well as noticed the water running

Joe D. was out in the parking lot shoveling sand after one of these storms and that is appreciated

Beth B. has a utility report that required tremendous amount of work

Ben: involved in the pool leak in June, the plugged condensation line; pool gate opener.

Ben and Norm were shoveling sand out away from the seawall

Ben and I back and forth on the phone many times and he has a knowledge of this property second to none

Dennis is on site and brings to attention any problems; he found the break in the pool chlorinator line, eyes on site all year long

Barb S. last year saved the day by noticing the color they were going to paint the building was incorrect. (Joe's colorblind and would not have picked this up)

Vic: fields weekly reports; meets during the season every Tuesday; much work done on the docs; work on the website

There are so many people that pitch in; Ben agreed as well

Beach raking goes month to month

6) Old Business

a. Report to Owners by Utilities Study Committee: Beth B

Report from the utility committee, Beth emailed report to owners last week; Ann S., Barb S. Rick W and Beth B. were the committee members

-water: not feasible to change to 24 individual meters;

-water heaters: not feasible

-Gas will be coming in the 2nd part of the Estero project; not feasible to run 24 gas lines and meters. Feasible to run a line to heat the pool and run the BBQ; committee recommends the board look into this when the time comes

-Electricity; reviewed bills; no changes; there is a FPL program that will help individual owners to save money; just need to contact FPL; LED lights would help to save money

-Trash and recycle: current provider is best option

-Solar heating: not feasible/cost and issues when roof is done

-Charging stations for electric cars is evolving and has changed since this report was put together; found variety of vendors for charging stations for future use

-TV/Phone/Internet packages: Comcast contract ends in 2018; people questioning the cost of the contract vs individual; presently paying \$47 for cable; basic cable

today no bells and whistles is \$85; recommended continuing the contract with Comcast. If you upgrade to certain things can get some additional savings due to our contract; landlines being replaced by cell phones: phone service not an issue
Committee was thanked by all for all the work done on the report

b. Any other old business appropriate to bring forward: none

7) New Business

a. No election necessary – Pete Blanco and Dennis Davis elected to two-year terms “by acclamation”

b. Any other new business appropriate to bring forward

Pete(asked by Norm to bring up): increase of people mainly on the north side of the property; People come through the garages; pets brought through property, let their dogs on the grass; need more people to step up and say something to the offenders.

Discussion of signs ensued: owners’ straw vote taken: unanimous to recommend to the board to put up signs for NO PETS ALLOWED-put them in with stakes

8) Next Annual Meeting date – 29 January 2018

9) Adjournment: Pete made a motion to adjourn; Rick 2nd; passed; meeting adjourned at 3pm