

Approved Minutes of the Strandview Tower Condominium Association Board of Directors meeting Thursday, March 12, 2015

1) Call to Order, Establish a Quorum, Proof of Posting: Meeting called to order by President Vic at 9am; Quorum established with all 5 BoD members present; notice posted as required by law Joe Walker, Mgr and Sherry Walker, CAM present from Walker Property Management. Owners present: Barb, Jim, Dan, Frank, Rick

2) Approval of Minutes for February 12, 2015: Add: Beth and Rick provided a paint committee report in Ben's absence. Vote taken was 4 in favor not one abstaining. Correct typos. Vic wanted a motion of \$250 per year in budget. Al made motion to table the minutes until next meeting with the corrections, Ben seconded; passed unanimously

3) Manager's Report: Joe W:

- Painting project: SW Florida, Elias and Aerial have given their proposals;
 - Engineer report is here for Ben
 - Larry West went through units; Ben has that report
 - Delivered light bulbs this week
 - Waiting on Advanced Roofing's report to coat the two roofs for cosmetic use
 - Maximum Pest Control was here yesterday and sprayed unit interiors
 - Beach Raking continues
 - Checked timers for daylight savings-they were done; Al made changes
 - Florida Fire Systems did semiannual test yesterday; no issues there
- Questions: Vic asked about yellow bulbs for year round use; comments made that reduced lighting will cause for very dark surroundings; concerns for safety. Eve to provide info on light wattage for turtles; is there a town ordinance, etc?

Al- check valve making noise; questions on noise disturbing people in units.
No disturbance in units

Vic-continued elevator door issues; Tech Saturday night suggested that the door closer might be bad. Rob the regular tech to provide info. Al believes that the trim to the doors may be causing the problems. Bull nosed tile floors; no problems; Al stated that floors 6,7 are the worst and 4 is third worst. Vic: commented that the metal strips on the three floors need to be replaced.

Vic wants meeting minutes of the annual meeting.

4) President's Report: Vic B.:

-Thank Norm and Ben for all the work done on the tiles in front of unit 704; Norm did it twice because first repair was damaged. Ben checked the 3 original tile floors (May 2013 was last time checked) Ben tapped tiles and this year: on 7th floors there are 84 tiles, on 6th floor 73 are 'hollow' and the 4th floor has 62 tiles. 2004 was original work and 2007 the three floors were changed. Will need to look at repair work for the tiles on the 4,6,7 floors eventually.

BoD luncheon: Saturday 28th at Flippers possibly; if BoD would get Back to him on the appropriateness of a late lunch that day

5) Treasurer's Report: Al B.: as of 3/10 there was \$61,000 in operating and major expense in June of insurance will be coming up.

6) Old Business:

a) Replacement of 3 umbrella bases: Brace priced bases. Bases at Patio Corner are \$99 and 75 lbs each. Height is 12 or 16 inches. Present ones are about 8 inches. Brace made a motion to purchase three umbrella bases at Patio Corner for \$297 plus tax; Pete seconded; passed unanimously. Brace to get bases

7) New Business:

a) Tri City Pool contract and proposals: Al looked at recent contract; compared it to older contract. Strandview now owns the pool equipment and is therefore responsible for all repairs, etc. Tri City has had

given several proposals for repairs; Al looked at sensors and they will eventually need replacement and found them on internet at less expense. He also commented that the install is simple but Tri City wanted \$172 to install. Discussion ensued about salt water pool conversion-pros and cons- Vic requests this on record for future consideration when major pool upgrade. Also wants on record that SV is not happy with all requests from Tri City regarding repairs on equipment. Vic commented also that we need to take a hard look at available alternative.

b) Month to month beach raking period: Al commented that it is time to end until fall. Originally suggested 3 months and it's 3 months. Vic commented that rainy season is supposed to be an issue and are we better off keeping the raking during this season. Brace made a motion to terminate at end of March with understanding the we can bring back the raking on an "as needed" basis. Pete seconded. Passed unanimously.

c) Water main check valve noise: previously discussed

d) Tile repair recognition: discussed earlier

e) Billing yellow house for tree trimming: Linda has found the correct address and requesting \$75 from the \$175 for reimbursement
Quotes needed for insurance to include the new no smoking policy

f) Report from Ben for painting project:

Ben reported that the third bid finally came in; engineering report in as well. There are 6 lanais that will require removal of the shutters to repair, etc. The cost for this type of work is approximately \$80,000. This is not a definite and is only scratching the surface as it will be an unknown factor until they begin the work. Only 10 units are free of anything. No painting of stairwells due to cost of exterior work. All windows are to be recaulked. Replacing 6 doors that need to be fire rated. No color decided. Going to take down the condominium sign to just say "Strandview Tower". Vic commented that the bidders

have bid with 7 year warranty. One company has 'super paint' with 10 year warranty. Paint committee has decided to with 7 year warranty. Conversation ensued regarding different issues. No actions taken. Section 9.8 in condo docs point to owner responsibility in the removal and replacement of shutters, tile, etc.

Vic questioned if ready to approve contract by next meeting? May need special meeting if before April BoD meeting

g) Approval of sale of unit 704: Ben made a motion to approve the sale of unit 704 to Mary/Steve Bergmann. All seconded; passed unanimously

Other new business: There will be other expenses coming; Roof; fence; Elevator components; the three floors/tiles; parking lot paving/paved; This was provided for information

5) Adjournment: Brace made a motion to adjourn. Ben seconded; Passed unanimously; Meeting adjourned at 10:26am.