

**Approved Minutes of the Strandview Tower Condominium  
Association Board of Director's Meeting/Special Assessment  
Consideration on  
Thursday, March 9, 2017 at 9 am in Pool Area**

**1) Call to Order, Establish a Quorum, Proof of Notice:**

Meeting called to order by President Pete B. at 9am; quorum established with all 5 board members present. Notice posted/emailed as required by law- 14 days in advance  
Members present: Joan B., Vic B., Anthony B., and Frank B.  
Management present: Joe Walker, Mgr. and Sherry Walker, CAM, Mgr. of Walker Property Management

**2) Approval of Minutes of February 9, 2017 BoD Meeting:**

Al B. made a motion to accept minutes as written; Dennis D. 2<sup>nd</sup>; passed unanimously

**3) Manager's Report: Joe W.:**

- Pest Service next Tuesday; tech missed this past week
- Roof will be cleaned in April
- Florida Fire Systems will be on site Tuesday, March 21<sup>st</sup> for quarterly testing of the fire alarm system
- The elevator inspection was completed and awaiting the new operational certificate for the elevator
- There will be a new janitorial service beginning on April 1, 2017
- Joe asked for permission to purchase an electric blower for use by janitorial crew; Al B. made a motion that Joe purchase an electric blower for Strandview; Dennis D. 2<sup>nd</sup>; passed unanimously

**4) President's Report: Pete B.:**

No report this month

**5) Treasurer's Report: Al B.:**

As of the end of February, the operating account is presently at approximately \$39K  
Al states that all financials are in good shape

**6) Old Business:**

**a) Water Heater Installation and Update: Al B.:** The water heaters were inspected with 7 over the 10-year mandate to replace. 5 of the 7 owners replaced their water heaters at \$650. Al now has a record of water heaters he will retain. Ben made

a motion that all damages and repairs as a result of a water heater 10 years and older will be the responsibility of the unit owner. Dennis 2<sup>nd</sup>; passed unanimously.

**b) Pool Heater Failure and update: Al B.:** The pool heater failed about 2 weeks ago. The electrical connection burned out. The connection was fixed. There was a leak in the line also which was repaired and Al states that the next failure it will need to be replaced.

**c) 4<sup>th</sup> Stack Kitchen Drain Repair and Update: Al B.:** There was a leak found in 504 that had a screw in the drain. That was repaired and then a leak was found between the third and fourth floor in the clean out connection. It was never cemented from the original construction. Can now close the issue.

**d) Any other appropriate old business:** none brought forward

## **7) New Business:**

**a) Consideration/vote on non-emergency special assessment: Cist of \$35,000; Otis Elevator Company to replace failing door equipment of the elevator due to rust/environment:**

Joe, Pete and Al met with Otis and reviewed the rust issues in the doors; the elevator is approximately 40 years old with a 25-year life expectancy.

They will change the door controls to electronic; All the floor doors and car door and sill need to be repaired; replaced, rust removed in the tracks. It will take about 5 days with 8am-5pm Monday through Friday and one 24-hour period of straight work. Otis is approximately 10 weeks out. They will require 50% down of the repair work to order the supplies. The tile repairs will cost extra if needed. Discussion ensued regarding the time, work, etc. The best time suggested was 1<sup>st</sup>-2<sup>nd</sup> week in August. Motion was made by Norm S. to move forward with the elevator repair; Dennis D. 2<sup>nd</sup>; vote taken; passed unanimously. Assessment of \$35K / 24 unit owners= \$1458.33333 per unit.

Number to be rounded to \$1458.34

Assessment will be due June 1<sup>st</sup>.

**b) 1<sup>st</sup> Stack A/C Drain leak- Al B.:** Ann noticed water dripping from ceiling in garaged over 502 parking spot area. Pipe was cleared and no more drip

Beach raking: will d/c at beginning of summer

Unit 203: no registration received; brought up by Al; Sherry to contact owner

**Adjourn:** Dennis made a motion to adjourn the meeting; Al 2<sup>nd</sup>; passed unanimously; meeting adjourned at 9:22 am