

**Draft Minutes of the 2018 Annual Owner's Meeting for Strandview
Tower Condominium Association
Monday January 29, 2018
2pm at Newton Property**

1) Call to Order, Establish a Quorum, Proof of Posting: Meeting called to order at 2pm by President Pete B. Quorum established with 18 unit owners present or by proxy. Board Members present: Al, Ben, Dennis and Pete; Norm absent; Notice was posted as required by law.

Also present were Joe Walker, Mgr. and Sherry Walker, CAM of Walker Property Management.

2) Reading, correction and approval of STCA meeting minutes of January 30, 2017: Vic made a motion to not read the minutes and to approve them as written; Jim 2nd; passed

3) Annual Report of the President: Pete B. President had no formal report; Commented and thanked Al and Ben for their work around the property and for Dennis delivering the papers.

4) Annual Report of Treasurer: Al B.: Al stated that at the end of December there was \$21K in operating account. Last year the elevator expenses were approximately \$50K. Water was budgeted 19K and spent 18K in 2017. Cable \$14K and increases 3% each year; Misc. contingency was 300 in 2017 and \$2400 in 2018; use it to balance the budget. Paving remains 3 years out; will be waiting for FMB to finish their work on Estero Blvd. All in all in good shape.

We were advised by our bookkeepers that per the Florida State Statutes, our Association is required to have a compilation of the 2017 books and records since our income is greater than \$150K; regardless of the number of units in our Association. This reporting requirement can be waived by a vote at a membership meeting. The Florida Statute requires a report of cash receipts and expenditures. The statute would require reports for: cash receipts and disbursements, cash receipts by classifications, and cash expenditures by classifications. These additional financial reports can be estimated at \$1000 or more. Since we do not and have not used cash in a number of years, Al Byerle made a motion that we opt out of this requirement and Vic 2nd. All in favor; passed

5) Annual Report of Management: Joe W.:

-Next pest control service will be in March by Maximum Pest Control

-Next roof clean will be in April

-The new janitorial girl is Elisa Olivares: "any janitorial issues, call the WPM office phone line"

- Fire Alarm system is tested quarterly and alarm sounded annually by Florida Fire Systems
- Swimming pool is maintained by Spiro Pool Co and days of service are Monday and Friday
- The lawn is maintained by Aaction Services
- The trees and shrubs are trimmed also by Aaction Services
- Turtle season is from May 1st through Oct 31st
- The current roofing Co. is West Florida Enterprises
- Trash service is 1x per week May 1st – Jan 1st and 2xs per week Jan 1st – May 1st

Projects:

Elevator

- New doors were installed at all floors including the ground level at a cost of \$35K
- A new door controller/opener was installed on top of the cab
- A new pump was installed in the elevator equipment room (this drives the elevator up and down) cost: \$15K
- Otis Elevator is the current service provider
- Thyssen Krupp was former provider

Pool Gate Lock/Latch

- Al Byerle is looking into other options
- We had several problems with this last summer

Hurricane IRMA September 10, 2017:

- Walker Property Management/ Brian and Joe were on site on Monday September 11th
- We went through every unit and gave the BoD a detailed report
- Winds were strong enough that unit doors #401, 601 and the top south stairwell 7th floor door required a locksmith to open
- Every exit light in the building was lost
- 1/2 dozen of the candlestick fixtures were broken or thrown around the property
- We secured all of this electric wiring with wire nuts and electrical tape
- There was no damage to the roof except for a 20' section of gutter on the north side
- 2 a/c units lost partial covers, #401 and #204
- No window lost screens, etc.
- Storm surge was only 2 feet/it did lap over the seawall and some dirt and sod was lost

Storm Preparation:

- The hurricane procedure was put in place on Friday, Sept 8th
- The pool furniture was removed from the pool deck, placed in the garage area, tied together and secured
- Everything that might blow around in the wind was put in the stairwells or into the dumpster room (BBQ grill, etc.)

-The swimming pool circulation pump was shut down to avoid running salt water or sand through the system

Power Outage:

-Electric power was restored to the building on or about September 14th or 15th

Elevator Outage:

-The elevator was briefly operation for several hours after the power was restored but then was down again-fixed as soon as possible

-Walker Property Management did not receive a single complaint from the residents while the elevator was down

-The elevator was down for about 2 weeks and keep in mind that Jim and Barbra Stevens were on the 4th floor

Note: This report will be available on the Strandview website courtesy of Vic

Contributions from Board Members:

Al Byerle:

-Replaced every exit light fixture in the building

-Repaired/cannibalized candle stick fixtures and fixed all of those

-Put a new handle on the telephone box at the ground level

-Ordered the 4 new pool filters on line/a considerable savings

-Has worked on the chemical system to the swimming pool frequently and has made many repairs and ordered parts on line

-Al (and Ann) made the drywall repairs to unit 404 at the entry door, the kitchen, and the laundry room (a lot of work)

-Made many repairs to the swimming pool gate latch/lock

-Adjusted the pressure gauge controlling the booster fresh water pump in the pump room

-Was instrumental in all of the work done to the elevator by Otis

-Cleaned and painted the flat roofs/twice

Rick Wilson:

-Helped to clear the stairs to the beach

-Found the leak in the #4 stack

Pete:

-Stayed in close contact before, during and after the storm

Ben:

-Also stayed in close contact, particularly with Al

Dennis Davis:

-Stayed on site during Hurricane IRMA

-Was in constant contact with Sherry

-Kept Sherry informed on the status of the elevator

-Kept Sherry informed on the status of electric power

- Kept Sherry and I informed on the status of virtually everything going on at Strandview
- Did a lot of raking on the Gulf side of the building at the swimming pool, cleaning up a lot of debris

6) Old Business:

- No election necessary; Ben and Al on BoD for 2 years; Norm passed along information that if anyone decides they want a board seat, he will drop out but continue to help in any way that he can

7) New Business:

- Ben stated that there are speeding cars under the building. Discussion regarding suggestions to fix; Ben to speak with the offenders
- Jim reported that Strandview is 40 years old and asked if anyone might be interested in doing something. Will ask around for interest

8) Next Meeting: 1/29/2019

9) Adjournment: Ben called to adjourn the meeting; Vic 2nd; passed. Meeting adjourned at 2:35 pm