



# ADVANCED MANAGEMENT, INC.

OF SOUTHWEST FLORIDA

The Plantation Office  
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## Notice of Meeting

for

Golden Strand Apartments, Inc.

On April 11, 2019, at 10:00 A.M., at the Davis Center, 899 Woodbridge Drive, Venice, FL, a meeting of the Board of Directors of the Golden Strand Condominium Association will be conducted to consider the approval of a Special Assessment to defray the cost for replacement of the Esplanade building roof and related expenses. It is the opinion of the Board, in accordance with its fiduciary duties and obligations, that the proposed project is required to protect the property of Owners and also the common areas of the condominium. Structures of the roof are currently leaking and have caused substantial damage to an Owner's property and that of the condominium. This has assigned an urgency to the proposed project in order to prevent further damage and expense for engaging in "spot repairs" on a roof that is beyond its useful life and in obvious poor condition. The Board has invited and received advice and recommendations from roofing experts and from our engineer leading to this proposal to replace the roof.

The estimated sum of the proposed Special Assessment is \$2,807 for two-bedroom units and \$2,072 for one-bedroom units. These sums are estimates only that are based on bids and other information currently available to the Board. The Board expects to have further information available prior to the meeting and believes that the above sums may change. It is anticipated that the final assessment will be approved at the April 11 meeting and Owners will receive a separate Notice of Special Assessment along with payment instructions.

The Directors will be available at the meeting to receive Owner comments and questions. You may also submit written questions or comments through our management company or any Board member. Finally, please be advised that if project funds assessed are in excess of anticipated costs after completion of the project, such funds will be deposited into an applicable reserve account to defray future anticipated costs. A copy of the meeting Agenda is enclosed for your reference.

With regards,  
Golden Strand Board of Directors

**GOLDEN STRAND APARTMENTS INC.  
BOARD OF DIRECTORS MEETING**

**MEETING NOTICE**

PLEASE TAKE NOTICE that the Board of Directors of Golden Strand Apartments, Inc.  
will meet on:

**Thursday, April 11, 2019 at 10:00 AM**

**At the AMI Davis Center  
899 Woodbridge Drive, Venice, FL 34293**

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**A G E N D A**

1. CALL MEETING TO ORDER
2. CONFIRM THAT A QUORUM IS PRESENT & PROPER NOTICE GIVEN
3. APPROVE THE MINUTES FROM THE (MARCH 18, 2019) BOARD OF DIRECTORS MEETING
4. PRESIDENTS'S REPORT
5. TREASURER'S REPORT
6. MANAGER'S REPORT
7. COMMITTEE REPORTS
  1. Building Committee
  2. Grounds/Landscaping
  3. Pool Committee
  4. Social Committee
8. OLD BUSINESS
  1. Reconsideration of rental application for #103-Granada
  2. Solar Panels proposal
9. NEW BUSINESS
  1. Consideration of Special Assessment – Roof project
  2. Discussion of proposed Painting and Restoration project and likely Special Assessment
10. OWNERS COMMENTS
11. SET DATE OF NEXT MEETING
12. ADJOURNMENT