

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
MARCH 27, 2014

1. **CALL TO ORDER:** The meeting was called to order at 2:30 p.m. by President Dauphinais at 899 Woodbridge Drive, Venice, FL 34293.
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** President Dauphinais confirmed that proper notice of this meeting had been provided in accordance with Florida Statutes and the Association's governing documents. President Dauphinais confirmed a quorum was present with Directors Dauphinais, Durbin, Fitts, and Rigby present in person, and Director Kenefic present by telephone. Five (5) homeowners were present (see attached sign-in sheet), and Susan Mackey was present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF THE PREVIOUS MINUTES FROM THE FEBRUARY 11, 2014 BOARD MEETING:** A *motion* was made by Director Kenefic, and seconded by Director Rigby, to approve the corrected minutes of the February 11, 2014 Board Meeting. *The motion passed unanimously.*
4. **TREASURERS REPORT:** Director Fitts reviewed the February 2014 Financial Report as prepared by AMI. He said they were currently running at a loss, possibly due to the prepaids. The Reserves look good. A *motion* was made by President Dauphinais, and seconded by Director Rigby, to approve the February 2014 Financial Report, as prepared by AMI. *The motion passed unanimously.*
5. **MANAGER'S REPORT:** Susan Mackey read her Manager's Report (attached).
6. **COMMITTEE REPORTS:**
 - A. **Building and Grounds:** Director Fitts discussed the dumpster project that had been completed. He also said there were emergency lights that need to be repaired or replaced. In the grill area, lighting and a place to sit has been added. The switch for the light is on the post. The grounds are looking good. They are waiting for the shrubs to grow up around the dumpster.
 - B. **Landscaping:** President Dauphinais said the fertilizing of the turf is done. Hazeltine added repellents for the snails. Director Fitts added that the bees tend to like the white blooms. He just wanted to make people aware of that. The landscaping is looking nice.
 - C. **Pool:** President Dauphinais said the underwater pool light is out. Director Fitts said the technician from Aqua Doc suggested that when the pool is refurbished, pavers be added to the deck. President Dauphinais described the pavers for the owners. He said the pavers are loose and the water can drain around them.
 - D. **Social:** Mary Ellen Lamar said the dinners on February 13th and March 19th were fun. Everyone brought food.
7. **OLD BUSINESS:**
 - A. **Cleaning Contractor:** President Dauphinais discussed the summary of tasks (attached) received from the cleaning company, Vanguard. He said he was baffled by the "Equipment Room". He said that if they are referring to the elevator room, the Association does not want the cleaning company in there. The entrance to the elevator room is ok. He asked about the management of the cleaning representative and said the work is not being done. The scope of work is good, but the job is not. Director Fitts discussed a competitive bid that was obtained by Judy Weems from Custom Cleaning. Owners commented on the poor work that is being done by the representative from Vanguard. Susan Mackey of AMI was asked to contact Harriett of Vanguard. Golden Strand wants a new account representative. If that doesn't work, Susan is to obtain quotes from competitors.

- B. Parking for Two Vehicle Owners:** President Dauphinais said there are two (2) cases where owners consistently use guest parking; both were asked nicely to stop. As there are only four (4) guest spaces, during high occupancy times there are no spots available for guests. One (1) owner put his car on the road. The other will not honor the request. The Board discussed issues with creating a policy. After much discussion, Director Fitts suggested getting advice from the attorney (after a new attorney is selected).

9. NEW BUSINESS:

- A. Assign a New Attorney for the Association:** President Dauphinais said they won't be making a change today. They want an attorney that specializes in condo associations. President Dauphinais discussed legal issues other associations have experienced, but Golden Strand has been fortunate. Susan Mackey was asked to resend the attorney information to the Board. They will make a decision in April. The Board members will talk with other Board members in the area about their legal representation, and will contact Susan Mackey of AMI if she is to obtain information from additional attorneys.
- B. Condition of Connector Sidewalk at both Buildings:** President Dauphinais said there are pieces of the sidewalk that need to be repaired and painted. Director Fitts suggested having Jim Tate come out to remove and replace sections of the sidewalk. The Board discussed getting Michael Koch in to submit a quote. Director Fitts will contact Seament Concrete.
- C. New Item – Board Member Resigning:** President Dauphinais announced that he has a contract on his condominium unit and he must resign his Board position. Director Fitts said that President Dauphinais had been a wonderful Board member. Director Rigby made a ***motion***, seconded by Director Fitts, to appoint Mary Ellen Lamar to the Board. ***The motion carried unanimously.*** Mary Ellen accepted the appointment. A ***motion*** was made by Director Kenefic, and seconded by Director Fitts, to accept the following slate of officers:

| | | |
|----------------|------------------|-----------|
| President | Paul Rigby | (1 year) |
| Vice President | Mary Ellen Lamar | (1 year) |
| Treasurer | David Fitts | (2 years) |
| Secretary | Diane Kenefic | (2 years) |
| Director | John Durbin | (1 year) |

The motion carried unanimously. Director Lamar said that she was willing to be the landscaping point of contact. President Rigby said that he wants it reflected in the minutes what a great job Steve Dauphinais did.

10. OWNERS COMMENTS:

- Richard Lipinski discussed a leak coming in the south window. Director Fitts suggested that Susan Mackey contact Ace Collins of Ace Works. He said that if Ace uses a lift, he will need to be careful because that area is full of irrigation heads.
- Richard Lipinski said the dumpster looks great, but a protective rail is needed to protect Donna's car. Director Fitts discussed various options.
- Director Kenefic said she would contact Tom Kochis of Atlas about the contact tree.

- 11. ADJOURNMENT:** The next Board Meeting was scheduled for Tuesday, April 22nd at 2:30 p.m. in the Davis Center. As there was no further business to come before the Board of Directors, ***motion*** was made by President Rigby, and seconded by Director Durbin, to adjourn the meeting at

3:55 p.m. *The motion passed unanimously.*

Respectfully submitted,
Susan C. Mackey
Community Association Manager