

**GOLDEN STRAND APARTMENTS, INC.**  
**BOARD OF DIRECTORS MEETING**  
**APRIL 22, 2014**

1. **CALL TO ORDER:** The meeting was called to order at 2:37 p.m. by President Rigby at 899 Woodbridge Drive, Venice, FL 34293.
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** Director Fitts confirmed that proper notice of this meeting had been provided in accordance with Florida Statutes and the Association's governing documents. Susan Mackey confirmed a quorum was present with Directors Durbin, Fitts, and Lamar present in person, and Directors Kenefic and Rigby present by telephone. Two (2) 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 MARCH 27, 2014 BOARD MEETING:** A *motion* was made by Director Kenefic, and seconded by Director Rigby, to approve the corrected minutes of the March 27, 2014 Board Meeting. *The motion passed unanimously.*
4. **PRESIDENT'S REPORT:** President Rigby reported saying this was his first month in this position. He expressed appreciation to the Board of Directors and AMI. He said there is a lot of work to be done and the place looks great. He said let's keep communicating and working well together.
5. **TREASURER'S REPORT:** Director Fitts reported on the March 2014 Financial Report, as prepared by AMI. He said they were progressing well and there were no surprises. A *motion* was made by Director Kenefic, and seconded by Director Lamar, to approve the March 2014 Financial Report. *The motion passed unanimously.*
6. **MANAGER'S REPORT:** Susan Mackey read her Manager's Report (attached). Director Lamar asked about the sales application form for unit 104 in the Granada building and Susan responded that it was processed before the last Board meeting. The Board discussed the sales process and interviews of buyers. Susan Mackey was asked to check the governing documents on sales approvals and Director Kenefic will work on a letter for buyers.
7. **COMMITTEE REPORTS:**
  - A. **Buildings:** Director Fitts discussed meeting with Larry Wright of Wright Way in unit 501 in The Esplanade Building due to a leak. The owner does not want to open up the drywall, and waiting for a driving rain from the south is not a good option. They may need to get a lift and work with the leak detection people. He discussed an option of responding to the owner and recommending 1) looking for weep holes with the help of a window vendor, possibly Wilson; and/or 2) spraying water on outside and open up the drywall. Weep holes in the windows are the owners' expense. After some discussion, it was decided that Directors Fitts and Rigby will consider how to handle this.
  - B. **Grounds:** Director Fitts discussed lighting issues with the post lights. They need an electrician to check and see if they have a bad photo cell or a short. Susan Mackey was asked to contact an electrician and Director Fitts will meet with the electrician. The Board also discussed a problem with the concrete entrance to the Esplanade Building because of collecting and standing water. Director Fitts said a quote was received from Michael Koch to replace the cement and raise it by two (2) inches. He did not get a quote for the Granada Building (not a safety issue, but doesn't look pretty). President Rigby suggested that long-term they could have Granada's pavement replaced as well. Director Fitts said that Michael Koch's quote included rebuilding the step at the Esplanade Building. The concrete work needs to be done prior to the aluminum work. Director Fitts would like the banister bolted to the concrete, rather than imbedded in the concrete. Susan Mackey was asked to contact Michael Koch for another quote. A *motion* was made by Director Fitts, and seconded by Director Lamar, to approve both repairs, up to \$1400. *The motion carried unanimously.* Director Fitts discussed installing new emergency lights in

the stairwells. He suggested having the electrician take care of the installation while in Golden Strand to look at the post lights problem. Director Fitts said that Dylan Thomas will be submitting a quote for staining the new concrete on the pool extension. Director Lamar commented that some owners are saying they cannot use the pool deck. Director Fitts said he spoke with Donna Violes about what would be best to use as a barrier to the dumpster by her parking space. After some discussion, the Board consensus was to bolt three (3) posts into the concrete. Susan Mackey was asked to contact Absolute Aluminum. Director Fitts said there is asphalt coming up at the entrance. Susan Mackey was asked to contact Felton Asphalt.

- C. Landscaping:** Director Lamar said there is a tree that touches the south side of the Granada Building. The palm fronds brush against unit 301's window sometimes just three (3) to four (4) months after trimming. The tree sometimes damages the screen, and this also causes a bug problem. It is a Sabal palm and is not valuable. Another tree is in the wrong place and it blocks the owners' view. Director Lamar obtained a quote from Hazeltine to remove, haul away and dump both trees (flush cut) for \$475. Director Kenefic said there is also a tree hitting unit 303. Director Lamar said she has not studied that particular tree. Director Kenefic suggested taking care of all three (3) trees at once, if the 303 tree is still considered a problem. A *motion* was made by Director Fitts, and seconded by Director Durbin, to remove all three (3) for up to \$750 (if the third tree is necessary). *The motion carried unanimously.* Director Lamar asked the Board if July would be the best time to do this. The Board consensus is to have this done during the first two (2) weeks of July.
- D. Pool:** Director Fitts asked Susan Mackey about the pool light and Susan responded that Aqua Doc will be out today to fix it. Director Fitts said that Chuck Fahey told him about a problem with the pool heater. Chuck will contact the factory representative.
- E. Social:** (None)

## 8. OLD BUSINESS:

- Director Kenefic discussed the format for the washers and dryers information and said that she will submit this to Susan Mackey.
- President Rigby said a couple of the Board members met with Attorney Cindy Hill and a couple of Board members will meet with Attorney Sharon Vander Wulp on April 29. President Rigby asked that Directors Fitts and Lamar make a recommendation for an attorney to replace Attorney Bob Moore (retiring) at the next Board meeting.
- President Rigby said that he would like to have the written office procedures (anything to do with cash and checks) completed over the summer. Director Lamar asked about being added to the signature cards.
- President Rigby discussed the guest parking policy and the Board consensus is to table until a new lawyer is assigned to the community.
- President Rigby said the new cleaning crew from Vanguard is doing good so far.
- Director Lamar said she was in touch with Karen of Florida Patio about replacing some of the straps on the chairs. The chairs need to be cleaned with Dawn. She discussed a protector bar used to raise and lower the chairs. The cost for the repairs will be \$150. She said to replace the chaise lounge and add two (2) more sling back chairs, the cost will be \$747.93. Director Lamar also said that she can get fabric, if not identical, close to what they already have out there. A *motion* was made by Director Fitts, and seconded by Director Durbin, to make the purchases and repairs as Director Lamar proposed. *The motion carried unanimously.*
- President Rigby discussed the Venice Beach project. A letter was sent to the Gondolier by the Board (attached). David Dunn-Rankin of the Gondolier felt this was a good compromise and thanked the Board. There is a meeting scheduled at City Hall on April 30<sup>th</sup> at 4:00 p.m.

## 9. NEW BUSINESS:

**A. Esplanade First Level Stairs Material:** The Board discussed a stairwell going from the ground level to the next level where outside material is falling off. Cosmetically it looks bad. Director Fitts plans to include this with his conversation with Michael Koch.

**B. ARC:** There was one (1) request made to the ARC, 716 Granada Ave. #504.: installation of master bathroom window. Motion was made and seconded to approve. *The motion carried unanimously.*

**10. OWNERS COMMENTS:**

- In response to Director Kenefic's question, owner Ida Buffat replied that the new sidewalk between the Granada building and the pool is wide enough to comfortably accommodate her walker.

**11. SET DATE OF NEXT MEETING:** The next Board Meeting was scheduled for Tuesday, May 12th at 2:30 p.m. in the Davis Center.

**12. ADJOURNMENT:** As there was no further business to come before the Board of Directors, a *motion* was made by President Rigby, and seconded by Director Durbin, to adjourn the meeting at 4:00 p.m. *The motion passed unanimously.*

Respectfully submitted,

Susan C. Mackey  
Community Association Manager