

**GOLDEN STRAND APARTMENTS, INC.**  
**BOARD OF DIRECTORS MEETING**  
**OCTOBER 29, 2014**

1. **CALL TO ORDER:** The meeting was called to order at 2:01 p.m. by President Rigby at 899 Woodbridge Drive, Venice, FL 34293.
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** Susan Mackey 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 Fitts, Kenefic, and Lamar present in person, and Director Rigby was present by telephone. Director Durbin was absent. Four (4) 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 MAY 12, 2014 BOARD MEETING:** A *motion* was made by Director Kenefic, and seconded by Director Fitts, to approve the minutes of the May 12, 2014 Board Meeting, as amended. *The motion passed unanimously.*
4. **PRESIDENT'S REPORT:** President Rigby thanked everyone for their follow-up over the summer months.
5. **TREASURER'S REPORT:** Director Fitts reviewed the September 2014 Financial Report, as prepared by AMI. He explained the prior years' surplus to everyone (when you end the year under-budget). He said that so far this year they are running a surplus of over \$5,000. This is tracking close to previous years' surplus. President Rigby asked Director Fitts if they were light on some of the Reserves categories and Director Fitts said the only category they are light on is Building Restoration, but there is not an immediate need.
6. **MANAGER'S REPORT:** Susan Mackey read her Manager's Report (attached). President Rigby thanked the AMI staff. He said he felt that they were being looked after.
7. **COMMITTEE REPORTS:**
  - A. **Buildings:** Director Fitts said he replaced lights. Some were out in the hallways. Director Lamar asked Susan Mackey if she could have the bulbs replaced while the Board members are gone and she responded she could hire a handyman to do this, but then an owner volunteered to replace the bulbs. Director Fitts said the bulbs are in the shed in a green plastic bin.
  - B. **Grounds/Landscaping:** Director Lamar said the landscaping looks good. There are three (3) shrubs by the Granada Building that are looking poorly. The palm trees will be trimmed on November 8<sup>th</sup>. Two (2) trees were removed during the summer.
  - C. **Pool:** Director Lamar talked about making the pool ADA compliant. Director Kenefic discussed some history of trying to get this area trimmed. An owner pointed out that there is a cast iron pipe going out to the street (by the driveway) that is cut.
  - D. **Social:** Director Lamar said there is nothing in progress right now for the Fall. Director Kenefic suggested doing something in November. Directors Kenefic and Lamar will work on the plans.
8. **OLD BUSINESS:**
  - A. **Accounting Checklist:** President Rigby thanked Ann Bailes of AMI for putting together the checklist. This would be a good list to give to new Board members, so they can see what AMI's Accounting Department does for the Association. He asked that the list be added to AMI's website, so owners can see it.
  - B. **Decision on New Attorney for Association:** This was voted on at the May Board of Directors Meeting and the records were sent to the attorney. Susan Mackey was asked to follow-up with Attorney Sharon Vander Wulp.

## 9. NEW BUSINESS:

- A. **2015 Proposed Budget:** Director Fitts discussed AMI's process in preparing the proposed budget. He explained that there is an Operating Expenses budget and a Reserves budget. He talked about his proposed scenarios (attached) that were previously e-mailed to the Board, and this was followed by a discussion. The Board consensus was to not increase the dues in 2015. Director Fitts talked about upcoming pool expenses. A *motion* was made by Director Fitts, and seconded by Director Lamar, to approve the proposed 2015 budget for mailing to the owners, keeping the dues the same as 2014, lowering Landscape Maintenance to \$4,500 and using additional surplus funds. *The motion passed unanimously.*
- B. **Umbrellas for Pool:** Director Lamar talked about a company that is out of Bradenton that repaired the pool furniture. She talked to them about the umbrellas. They suggested commercial umbrellas at a cost of \$320 and they come with pulleys. She also obtained prices from another company that had cranks on their umbrellas and a small upgrade of fabric at a cost of \$270. A *motion* was made by Director Fitts, and seconded by Director Kenefic, to approve the purchase of three (3) umbrellas at a cost not to exceed \$1,200. *The motion passed unanimously.*
- C. **Sump Pump:** Director Fitts said the Granada Building sump pump sits behind the elevator and it now only has condensation from the air conditioner in it. He suggested having a plumber come out and set this up so that the water is used for landscape watering at a cost of \$260. The Board discussed the pros and cons of doing this. A *motion* was made by Director Lamar, and seconded by Director Kenefic, to approve up to \$300 on this project. President Rigby asked if there is a sump pump in the Esplanade Building and Director Fitts confirmed there is, but there isn't a problem in that building. *The motion passed unanimously.*
- D. **Pool Refinishing:** Director Fitts said the Health Department has recommended that this be done. He would like the Board to consider adding pavers at the same time the pool is refinished. He has two bids (\$21,000 and \$24,000) that include both projects. Director Fitts suggested having this work done in May or June. Director Fitts said he was just looking to see if the Board is interested, and if yes, he will continue to get bids. After a discussion, the Board consensus was for Director Fitts to move forward on this project. Director Lamar recommended a light color for the pavers, due to the heat.
- E. **New Flag:** Director Lamar said a new flag was needed because the old flag was tattered and not flying right. She was at Lowes and purchased a 4' x 6' nylon double-stitched flag. Her husband, Charlie, is willing to install the flag. A *motion* was made by Director Fitts, and seconded by Director Kenefic to approve the purchase. *The motion passed unanimously.* President Rigby thanked Charlie Lamar and Director Lamar.
- F. **Carport Gutters:** Director Fitts talked about the cleaning the gutter over Donna's parking space. Susan Mackey was asked to contact Dylan of City in Colour.
- G. **Damage to Parking Lot:** Director Kenefic said this was a follow-up to the sump pump area (discussed in 9C). They now need to figure out what to do with the damaged area in the parking lot. Susan Mackey will ask Jim Hurst to look at the area and provide a quote.
- H. **Letter to Owners Re: Parking Spaces:** Director Kenefic said she drafted a letter and she wants the Board's suggestions. She'd also like to the attorney to look at the letter. She talked about the sales agreement form the Association uses and interviewing potential owners. President Rigby said this is a good idea, but he wondered if there was too much in the letter. This was followed by a discussion. Director Lamar suggested having bullet points, so people will read it. President Rigby suggested posting it on each floor in each building. Director Lamar suggested that the Board review the governing documents before sending the draft letter to the attorney, to save money. Director Kenefic will send the letter to the Board and ask for input.
- I. **Esplanade 3<sup>rd</sup> Floor Washer & Dryer:** Director Kenefic said the current dryer is listed as old. The washer was purchased in 2007. Director Lamar looked at the equipment yesterday after she was told the washer is rusty and the dryer is not drying. The washer tub is not rusty, the area where you put the bleach in is rusty. A *motion* was made by Director Fitts, and seconded by Director Lamar, to replace both machines. Director Fitts said that Jessups sells commercial Speed Queen washers with residential warranties. They have stainless steel tubs and liners. *The motion passed unanimously.*

**J. Board of Director Terms ending in January:** Director Kenefic said there are three (3) Board positions that will need to be filled in 2015 (Directors Durbin, Lamar and Rigby). President Rigby said he will contact Director Durbin to see if he would like to stay on the Board.

**10. OWNERS COMMENTS:**

- Director Lamar read a card from Judy Weems.
- Richard Lipinski said a belt broke on a dryer recently. When it was repaired, he noticed a lot of lint in the dryer vent. His understanding was the cleaning company was supposed to clean the vents. Director Fitts suggested getting a handyman to replace the exhaust vent/pipe for the dryers. Plus get him to check the hoses. The Board consensus was to get this done.
- Director Lamar said she heard from an owner that for three (3) consecutive weeks, the cleaning company didn't come through (trash not taken out, etc.). Susan Mackey was asked to contact the cleaning company.
- Jean Jordan said she called Truly Nolan and they said they no longer service Golden Strand. Director Fitts said he saw them in the Esplanade yesterday. Susan Mackey was asked to follow-up.

**11. SET DATE OF NEXT MEETING:** November 21, 2014 at 3:00 p.m. in the Davis Center at 899 Woodbridge Drive in Venice.

**12. ADJOURNMENT:** As there was no further business to come before the Board of Directors, a *motion* was made by Director Fitts, and seconded, to adjourn the meeting at 3:54 p.m.  
*The motion passed unanimously.*

Respectfully submitted,

Susan C. Mackey  
Community Association Manager