

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 2015

1. **CALL TO ORDER:** The meeting was called to order at 2:40 p.m. by President Rigby at 716 Granada Avenue, Venice, FL 34285.
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** President Rigby 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, Kenefic, Lamar and Rigby present. Susan Mackey was also present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF THE PREVIOUS MINUTES FROM THE NOVEMBER 21, 2014 BOARD MEETING:** A *motion* was made by Director Kenefic, and seconded by Director Lamar, to approve the minutes from the November 21, 2014 Board of Directors Meeting. *The motion carried unanimously.*
4. **PRESIDENT'S REPORT:** (None)
5. **TREASURER'S REPORT:** Director Fitts reviewed the December 2014 Financial Report, as prepared by AMI. He talked about the surplus funds and suggested transferring some of the surplus funds into "Other Capital" in the Reserves. Other Capital can be used for any Reserves expense.
6. **MANAGER'S REPORT:** Susan Mackey read her Manager's Report (attached).
7. **COMMITTEE REPORTS:**
 - A. **Buildings:** Director Lamar said a screen needed to be replaced on the fifth floor laundry room door.
 - B. **Grounds/Landscaping:** Director Lamar said two (2) landscaping projects were completed, including the trimming of the trees behind the carport. Shrub replacement will be done as needed.
 - C. **Pool:** Director Lamar said the umbrellas at the pool were replaced and the old ones were thrown away..
 - D. **Social:** Director Kenefic said they had a delightful party with forty-four (44) people attending. Parties that were planned by Sheila were on January 12th and February 8th and they were very nice. Sheila did a great job.
8. **OLD BUSINESS:** (None)
9. **NEW BUSINESS:**
 - A. **GS By-laws and Document update:** President Rigby said that he and Director Fitts met with Pat of Chateaugay. Chateaugay hired an attorney to update their governing documents. They have a copy of their Bylaws. President Rigby said they would talk with two (2) attorneys on the cost for this job. It is important that they...1) be up to date on the Statutes; 2) include known best practices; and 3) have input from the Board. It is best to have one (1) person as the go between with the attorney. Shadow Gate hired Attorney Cindy Hill and Cindy Hill attended their Board Meeting. After a discussion, a *motion* was made by Director Lamar, and seconded by Director Kenefic, to move forward by interview two (2) attorneys regarding updating Golden Strand's attorneys. *The motion carried unanimously.* Directors Lamar and Rigby will contact the two (2) attorneys.
 - B. **Elevator Service room Oil Pan and Floor Cleanup:** Director Fitts said the Granada Building's elevator service room pump was leaking oil. Florida Elevator looked at it. The Board discussed replacing the pump as the current pump is outdated and there are no replacement parts. This cost is \$9,000 to replace the pump. The Esplanade Building has the same vintage pump, but this one was not leaking. The Board discussed replacing the Esplanade Building's pump at the same time

as replacing the Granada Building's pump. Director Lamar said that if they replaced the Granada Building's pump, they would have spare parts for the Esplanade Building's pump. Director Fitts recommended replacing both pumps. The elevators would be down for just one (1) day to do this work. A *motion* was made by Director Kenefic, and seconded by Director Fitts, to replace the pump in the Granada Building. *The motion carried unanimously.* President Rigby asked if there was a savings if they replaced the Esplanade Building's pump at the same time. Director Fitts responded that there was no savings. The Board discussed the length of time (possibly 2 weeks) the elevator would be down if there was a future problem and the hardship it might create for some of the owners. A *motion* was made by Director Durbin, and seconded by Director Kenefic, to replace the pump in the Esplanade Building. *The motion carried unanimously.*

- C. **Hot Water Heater Inspection:** Director Fitts said that Terry's Plumbing had them on hold for the inspection. Director Fitts wants to have the area cleaned up using Dove soap.
- D. **Elevator Pump Replacement Decision/Schedule:** (Discussed above under 9.B.)
- E. **Esplanade Exterior Leak Inspection/Fix:** Director Fitts said that he was scheduled to meet with Ace Collins of Ace Works tomorrow at 10:00 a.m. There are two (2) specific windows (402 and 501 in the Esplanade) that need to be worked on. Ace can look at other areas during the project. The other quotes were \$14,000 and \$10,000. A *motion* was made by Director Lamar, and seconded by Director Fitts to approved spending up to \$3,000 on the windows inspection and repair. *The motion carried unanimously.*
- F. **Exterior Exit Signage Replaced (3 Burned Out):** Director Fitts discussed preparing a list of items for Josh Siller (handyman) when he comes out. There are three (3) exit signs that are burned out, he can look at all the dryer vents and check the flow and replace as needed, he can repair the laundry room doors and he can repair the landscaping curbing (currently stacked behind the shed). What Josh cannot use can be thrown away.
- G. **Pool Resurface Contract Decision/Schedule:** Director Fitts discussed being told by the County to resurface the pool. This would also be a good time to install pavers. Director Fitts had spoken with three (3) vendors (Classic Pool Decks, Southwest Pools and AquaDoc). He talked about where the funds would come from for the project. A *motion* was made by Director Lamar, and seconded by Director Kenefic, to hire AquaDoc for the pool resurfacing and the pavers around the pool. *The motion carried unanimously.* AquaDoc will meet with the County to make sure they have the proper specs. Director Fitts said the pool will be out of commission for around three (3) weeks. Director Durbin asked if the shuffleboard court will be available during the process and Director Fitts said that he believed it would.
- H. **File Cabinet Elimination – Shed:** Director Kenefic said she pulled the drawers and what she found was interesting. Pets were allowed in the past. Director Kenefic is working on cleaning out the files.
- I. **Shrub Replacement as Needed:** (Discussed under 7.B.)
- J. **Tree Trimming Over Carport:** (Discussed under 7.B.)
- K. **Dryer Vent Cleaning/Repair:** (Discussed under 9.F.)
- L. **Landscape Curbing Replacement:** (Discussed under 9.F.)
- M. **Laundry Room Door Repair/Paint:** (Discussed under 9.F.)
- N. **Exterior Light Replacement (Halls and Stairways):** (Discussed under 9.F.)
- O. **List of Items for Handyman (Several of Above):** (Discussed under 9.F.)
- P. **Telephone Directory:** Director Kenefic said she is almost finished with the directory. She will distribute the directory once completed and will e-mail a copy to some of the owners.

10. OWNERS COMMENTS:

- Director Kenefic talked about allowing the Fire Department to go into the units to check smoke detectors. The Board will think about this.
- Director Kenefic suggested having visual markers on the stairs.
- Director Kenefic talked about having a magnetized "File for Life" for the refrigerator.
- Director Lamar said a new buyer was not aware of the interview process. The Realtor was either not informed or didn't pass the information along to the buyer.

- Richard Lipinski talked about the earlier discussion on updating the governing documents. He said there are lots of rules, but no enforcement process. He also advised the Board to be careful, as they were grandfathered in on some things and they may not want to open Pandora's box.

11. **SET DATE OF NEXT MEETING:** The Board Meeting was scheduled for Tuesday, March 16, 2015, starting at 2:30 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 President Rigby, and seconded, to adjourn the meeting at 4:26 p.m.
The motion passed unanimously.

Respectfully submitted,

Susan C. Mackey
Community Association Manager