

**GOLDEN STRAND APARTMENTS, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 17, 2015**

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:** 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 and Lamar present in person and Directors Fitts, Kenefic and Rigby present by teleconference. One (1) homeowner was present. Susan Mackey was also present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF THE PREVIOUS MINUTES FROM THE FEBRUARY 9, 2015 BOARD MEETING:** A *motion* was made by Director Kenefic, and seconded by Director Lamar, to approve the minutes from the February 9, 2015 Board of Directors Meeting, with corrections. *The motion carried unanimously.*
4. **PRESIDENT'S REPORT:** (None)
5. **TREASURER'S REPORT:** Director Fitts reviewed the February 2015 Financial Report, as prepared by AMI. He said everything looked good and discussed delinquencies.
6. **MANAGER'S REPORT:** Susan Mackey read her Manager's Report (attached). President Rigby suggested that she add to her report the after hours call she took regarding the elevator.
7. **COMMITTEE REPORTS:**
  - A. **Buildings:** Director Fitts discussed the elevator pumps contract and said the initial deposit was sent to Florida Elevator last week. It will be approximately two (2) to three (3) weeks before they can start the work. He also said that Ace Collins is trying to schedule the lift (for exterior repairs to window sills). Ace is trying to set this up so that they can share the lift with another community for multiple days to save money. This was followed by a discussion. Due to the importance, the Board consensus was to go back to Ace about other options and get the job scheduled.
  - B. **Grounds/Landscaping:** Director Lamar said the City of Venice put sod (St. Augustine) on the corner where they tore up the grass while working. Hazeltine told her that there is irrigation in that area.
  - C. **Pool:** (Will be discussed under Old Business).
  - D. **Social:** Director Lamar said there was a social event in February where over forty-five (45) people attended. Everyone had a good time. There is another one scheduled for Thursday. Directors Lamar and Kenefic are happy that Sheila plans these events. The Board discussed how to thank Sheila.
8. **OLD BUSINESS:**
  - A. **Pool and Deck Refinish** – Director Fitts said they are ready to go and the initial payment and contract was received. The project will be done in the summer and it will take two (2) to three (3) weeks. Director Lamar said she had been there two (2) times to look at the choices and some of the other ladies have been to look as well. A light blended color was chosen, so it won't be hot. Director Lamar will e-mail the color choices to the Board. The Board will make their decision at the April meeting. The Board discussed timing, and the length of time it may take for the permitting.
  - B. **Elevator Pump Replacements** – (Above under 7.A.)
  - C. **Esplanade Exterior/Window Leaks** – (Above under 7.A.)

**D. Handyman Items Update** – Director Fitts discussed “estimates”, not firm numbers, received from Josh Siller. He said they didn’t have to do all of them, but they do need to replace the exit lights. Josh’s estimate is for LED lights. The Board discussed the quote to clean and repair the dryer vents in ten (10) locations. The quote is for all of them...if needed. Director Lamar said four (4) of the ten (10) hoses for the washers need to be replaced. Director Fitts discussed the quote for the landscape curbing and suggested they eliminate that item, as the volunteers could make these repairs and then throw out the curbing that is not used. The old curbing is stacked behind the storage shed. The Board consensus was to remove this item for now. The Board discussed painting the laundry room doors and felt that at \$790 it was an ok deal. They also decided to have Josh repair the umbrella at the pool. The Board discussed the grate and Director Kenefic felt it was very noticeable and Josh should take care of it. The Board discussed the door that leads to the elevator service room as it doesn’t close automatically. Director Lamar talked about the 5<sup>th</sup> floor laundry room door screen in the Granada Building needing to be replaced (not on list). Director Fitts suggested that Director Lamar take the screen to a screen vendor for replacement. Director Fitts would send the revised list to Susan Mackey to coordinate with Josh Siller.

**E. Discuss/Decide Selection of an Attorney to Conduct Document/Legal Review** – Director Lamar met with Attorney Cindy Hill and President Rigby met with Attorney Sharon Vander Wulp. Their consensus was to go with Attorney Cindy Hill. A *motion* was made by Director Fitts, and seconded by Director Lamar, to accept and engage Attorney Cindy Hill to do Golden Strand’s governing documents review. *The motion carried unanimously.* Director Lamar and Charlie Lamar will be the point persons and afterwards, Director Lamar will meet with President Rigby to discuss.

## 9. NEW BUSINESS:

**A. Owner Request to Add Hard Flooring in One Room:** President Rigby spoke about the request received from Director Lamar. Director Lamar talked about the flooring she and her husband installed in 2012. She now wants to add the same tile in the second bedroom using the same sound barrier. A motion was made by Director Fitts, and seconded by President Rigby, to approve her request. Director Lamar recused herself from the vote. *The motion carried with four Board members in favor of the request.*

## 10. OWNERS COMMENTS:

- Director Lamar spoke of owners having trouble with their front door locks. She read the governing documents and found nothing about the locks...only the doors. She said other owners have replaced their own locks. She will tell the owner to replace the lock and as per Florida Statutes, provide a key to the Association.
- Director Fitts spoke about having a contract on his unit and a scheduled closing for April 30<sup>th</sup>. He agreed to stay on the Board through the next Board meeting. President Rigby talked about all of Director Fitts’ contributions to the community and his valuable time that was irreplaceable. Director Lamar said that Gretchen’s condo just sold. Director Fitts said he told the Realtor an interview of the buyer(s) is required by the Board. The Board discussed the interview process and said this can be done over the phone.
- Director Lipinski talked about the problems with the elevator in the Esplanade Building and asked that the Florida Elevator report be sent to him.

**11. SET DATE OF NEXT MEETING:** The Board Meeting was scheduled for Tuesday, April 14, 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 4:01 p.m. *The motion passed unanimously.*

Respectfully submitted,

Susan C. Mackey  
Community Association Manager