

**GOLDEN STRAND APARTMENTS, INC.**  
**BOARD OF DIRECTORS MEETING**  
**APRIL 14, 2015**

1. **CALL TO ORDER:** The meeting was called to order at 2:32 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. President Rigby confirmed a quorum was present with Directors Durbin, Fitts and Lamar present in person, and Directors Kenefic and Rigby present by teleconference. Two (2) homeowners were present. Susan Mackey was also present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF MINUTES FROM PERVIOUS BOARD MEETING:** A *motion* was made by Director Kenefic, and seconded by Director Lamar, to approve the minutes from the March 17, 2015 Board of Directors Meeting, with corrections. *The motion carried unanimously.*
4. **PRESIDENT'S REPORT:** (None)
5. **TREASURER'S REPORT:** Director Fitts reviewed the March 2015 Financial Report, as prepared by AMI. He said they had been tracking expenses well and the Reserves were holding up. President Rigby added that Director Fitts did a great job as Treasurer.
6. **MANAGER'S REPORT:** Susan Mackey read her Manager's Report (attached). Director Fitts discussed the process of selling his unit and said that within the sales contract it shows the requirement for approval and an interview. Director Lamar said that when she conducted the interview for the Cox's, she did not have anything to go by and suggested the Board discuss this matter so they can be consistent with the interviews. Director Kenefic suggested that new owners be provided with the rules and a directory. There was a discussion about possibly posting a notice and have a meeting at the pool.
7. **COMMITTEE REPORTS:**
  - A. **Buildings:** Director Fitts said that Josh Siller was in Golden Strand the day before and again today, working on their projects. He will not be doing the dryer vents or curbing (decided at last meeting). Ace Collins was scheduled to be there tomorrow, but due to the weather forecast, he postponed the work until next week. The Board discussed Ace looking at the paint while he is there, to see if there are issues. Director Fitts said that if Ace finds issues, he will notify the Board. President Rigby suggested broadcast messages to the owners for all future big projects.
  - B. **Grounds/Landscaping:** (None)
  - C. **Pool:** Director Lamar said she inspected the pool furniture and found damage to one (1) of the sling chairs. It looked like a chemical reaction, but it hasn't weakened the fabric. Also the arms on the old chairs are starting to wear.
  - D. **Social:** Director Lamar said there was a pool party (potluck) scheduled for Friday in honor of David and Nancy Fitts.
8. **OLD BUSINESS:**
  - A. **Pool Renovation** – Director Fitts said they were on target for the pool renovation over the summer. Director Lamar brought samples of tiles to show the Board. She said they will go to Aqua Doc to finalize the choices. She also said the pool light that is out will need to be fixed at the same time. A *motion* was made by Director Kenefic, and seconded by Director Fitts, to go with the tile choices recommended by Director Lamar. *The motion carried unanimously.* Director Fitts added that "it will be beautiful".
  - B. **Elevator Pump** – Director Fitts said he received an e-mail on when Florida Elevator was going to start the project. Director Fitts said that anytime owners sense a problem with the elevators,

they need to call AMI. Susan Mackey was asked to confirm the start date of the project with Florida Elevator and to send out a broadcast message to the owners.

- C. **Legal Document Review** – Director Lamar said she had not contacted Attorney Cindy Hill for the initial appointment. She has been reading another set of documents, recently updated for another condominium association, for comparison. She will turn in some suggestions to the attorney that were provided by Board members. She suggested that Charlie Lamar be the point person on this project and the Board was in agreement. This job may take up to a year. She asked the Board members for suggestions on new rules. She will send a reminder to the Board before her meeting with the attorney. President Rigby reminded Board members to “replay to all” when responding with suggestions.

9. **NEW BUSINESS:**

- A. **Billing for Plumbing Calls:** Director Lamar said she had concerns, but they have been resolved through e-mails with other Board members and Susan Mackey.
- B. **David Fitts Resignation from the Board and Replacement:** Director Fitts handed Susan Mackey a copy of his letter of resignation (attached). He said his move was bittersweet. The Board expressed thanks and appreciation for David Fitts. President Rigby said that David was a great role model. There was a discussion on whether an owner needed to immediately be appointed the Board and Susan Mackey said they did not need to appoint a homeowner immediately. The Board discussed various owners that would make good Board members.
- C. **Unit 104 A:** President Rigby recused himself from the discussion, as his unit was also involved. Susan Mackey said a letter was sent to the owner. The Board discussed determining if there is a mold problem. The Board said that Board members would also speak with the owners, as there was a common objective in protecting the building. Susan Mackey was asked to contact the owner and Wright Way.

10. **OWNERS COMMENTS:**

- Richard Lipinski talked about the new rules possibly being implemented and said they need to be followed up with enforcement. He also spoke of a new fire hydrant being installed near his building.
- There was a discussion on the new sidewalks. David Fitts planned to stop by the Engineering Department for the City of Venice for additional information.

11. **SET DATE OF NEXT MEETING:** (To be determined).

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 3:38 p.m. *The motion passed unanimously.*

Respectfully submitted,

Susan C. Mackey  
Community Association Manager