

**GOLDEN STRAND APARTMENTS, INC.**  
**BOARD OF DIRECTORS MEETING**  
**OCTOBER 13, 2015**

1. **CALL TO ORDER:** The meeting was called to order at 3:34 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 Kenefic and Lamar present in person, and Director Rigby present by teleconference. Director Durbin was absent. Some of the unit owners were present (see attached sign-in sheet). Susan Mackey was also present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF THE MINUTES FROM THE APRIL 14, 2015 BOARD MEETING:** A *motion* was made by Director Kenefic, and seconded by Director Lamar, to approve the minutes from the April 14, 2015 Board of Directors Meeting, with corrections. *The motion carried unanimously.*
4. **PRESIDENT'S REPORT:** President Rigby spoke about kicking off the new season. He also expressed sadness in losing Billie Durbin, saying their hearts go out to John and the family and they hope to see John Durbin in Golden Strand. President Rigby thanked the Board and AMI for their follow-up over the summer. Director Lamar gave an update on the City's sidewalk project near the buildings...saying the cement was poured, but the City is still working on other areas. There is a bump at the black-top. Herb Jordan said he spoke with the Superintendent of the job and was told they will taper the yard, without going onto Golden Strand property. They will also cut the asphalt at the corner off, to make travel easier for cars.
5. **TREASURER'S REPORT:** Director Kenefic reviewed the September 2015 Financial Report, as prepared by AMI. She spoke of the loss for the year, but added they still have a \$17,326.28 total fund balance.
6. **MANAGER'S REPORT:** Susan Mackey's report (attached) was previously e-mailed to the Board.
7. **COMMITTEE REPORTS:**
  - A. **Buildings:** (None)
  - B. **Grounds/Landscaping:** (None)
  - C. **Pool:** Director Lamar said the pool aesthetically looks nice. There are just two (2) or three (3) small punch-list items that need to be done and she had already spoken with Mike of AquaDoc about these issues. She spoke of four (4) or five (5) inches of a vertical circle around the pool that was not covered with pavers. Mike will check the original contract and get back to Director Lamar. Susan Mackey was asked to send the Board a copy of the contract as well.
  - D. **Social:** (None)
8. **OLD BUSINESS:**
  - A. **Legal Document Review** – Director Lamar reported on reviewing the draft of the amended and restated governing documents, as provided by the attorney. Director Lamar e-mailed questions to the attorney and the attorney responded (copy attached). A future meeting has been set up with the attorney, Charlie Lamar and Director Lamar. A final copy of the amended documents will be sent to the Board. President Rigby spoke about having the vote on the documents at their Annual Members Meeting.
9. **NEW BUSINESS:**
  - A. **Discussion and Approval of 2016 Budget for Mailing:** President Rigby spoke about the proposed budget and the increases within the line items. After a discussion, a *motion* was made by Director Lamar, and seconded by Director Kenefic to approve the budget for mailing with changes, but keeping dues at \$478 & \$359 as proposed and using surplus funds to offset additional operating cost. *The motion carried unanimously.*
  - B. **2016 Board Members:** Director Kenefic said the owners need to submit forms to AMI if they are interested in serving on the Board. Susan Mackey said the forms will be included in the first mailing (of 2) that will go out in November. Director Lamar spoke about the attorney's response on co-owners or spouses serving on the Board at the same time (see attachment) Director Kenefic spoke about owners

serving on the Board in the past—in the early years there was much interest, but this has tapered off over the years. She also spoke about owners' responsibility.

- C. **Approvals: Waterproofing Contractor's Quote – New Windows in Esplanade Building, New Pool Feeder, Irrigation Backflow, Approval of Flooring Underlayment, Kohlbecker's Flooring Request:** The Board discussed the quote from Waterproofing Contractors. Some of the items appear to be the owners' responsibility. Susan Mackey was asked to contact the owner of 404 in The Esplanade about the report for their unit. There was a discussion on the needed repair to the column. Charlie Lamar said that when dealing with contractors, he has seen where you can get a different opinion from each of them. He suggested that the Board be open-minded. Director Lamar suggested getting a second opinion. Richard Lipinski spoke about accompanying Scott McQueen (Waterproofing Contractors) into a unit. A *motion* was made by Director Lamar, and seconded by Director Kenefic, to ratify the decision to pay for a new pool feeder. *The motion carried unanimously.* A *motion* was made by Director Kenefic, and seconded by Director Lamar, to approve the Architectural Review Committee (ARC) request submitted by Mr. and Mrs. Lozuke for the installation of windows. *The motion carried unanimously.* A *motion* was made by Director Lamar, and seconded by Director Kenefic, to approve the ARC request submitted by Mr. and Mrs. Kohlbecker, to install flooring, contingent upon owners using the upgrade in underlayment per their e-mail of October 10, 2015. *The motion carried unanimously.* The Board discussed the grade of underlayment.
- D. **Other Discussion Items: Pool Fence Lights, Fencing Around Pool Equipment:** President Rigby spoke about the pool fence lighting being a problem for a long time. Director Lamar suggested exploring other options. Charlie Lamar said the new pool light (within pool) provides good lighting. Richard Lipinski suggested not doing anything with the pool fence lights. The Board spoke about options for the pool equipment (cover for protection from sun) and decided to wait for now. Director Kenefic said that she will pass out new owner information forms for the Directory.

10. **OWNERS COMMENTS:**

- Herb Jordan thanked everyone for the fast work on the electrical box issue and spoke of an exposed where near where the tree was removed. He also said it was dark in that area.
- Sandy Pomilio said the pool umbrellas are not short person friendly. She cannot work the pulley. She also said there is still an issue with the cleaning people not doing a good job.
- Richard Lipinski said he was going out of town for ten (10) days and temporarily giving the unit keys to Barry and Clare Lozuke.
- Richard Lipinski said the railing for the elevator door at the Granda Building is rusted at the bottom and loose.
- Herb Jordan asked about the electrical repair work and Susan Mackey responded that Josh Siller will be doing this work when he does the work required from the elevators inspection. H

11. **SET DATE OF NEXT MEETING:** The date was set for Wednesday, November 11, 2015 at 10:00 a.m. in the Davis Center. The Annual Members' Meeting was scheduled for Tuesday, January 27, 2016 at 10:00 a.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, to adjourn the meeting at 5:25 p.m. *The motion passed unanimously.*

Respectfully submitted,

Susan C. Mackey  
Community Association Manager