

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 11, 2015

1. **CALL TO ORDER:** The meeting was called to order at 10:00 a.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. 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 OCTOBER 13, 2015 BOARD MEETING:** A *motion* was made by Director Kenefic, and seconded by Director Lamar, to approve the minutes from the October 13, 2015 Board of Directors Meeting, with corrections. *The motion carried unanimously.*
4. **PRESIDENT'S REPORT:** President Rigby reported saying that he was in Golden Strand a week ago and the place looked good. Hopefully the corner of the sidewalk project will be finished soon.
5. **TREASURER'S REPORT:** Director Kenefic reviewed the September 2015 Financial Report, as prepared by AMI. She said the Association was doing well and also explained how Reserve funds are collected.
6. **MANAGER'S REPORT:** Susan Mackey's report (attached) was previously e-mailed to the Board.
7. **COMMITTEE REPORTS:**
 - Buildings:** (None)
 - Grounds/Landscaping:** (None)
 - Pool:** (None)
 - Social:** Director Kenefic spoke about recent social events in the community.
8. **OLD BUSINESS:** Director Lamar said she had e-mailed Attorney Cindy Hill a week ago, reminding her of the deadline.
9. **NEW BUSINESS:**
 - A. **Post Light:** The Board consensus was to move "Post Light" on the agenda from Old Business to New Business. Director Lamar reported saying there was a need for more lighting in the parking lot, especially where the dead tree had been removed near the Granada Building. She discussed the quote from Best Electric (attached) for installing a lamp post with frost glass at a cost of \$589. Director Lamar suggested a barrier for the lamp post that would include two (2) boulders. She had a quote from Hazeltine (attached) for the work to be done at a cost of \$868.50. After much discussion a *motion* was made by Director Kenefic, and seconded by Director Lamar, to contract with Hazeltine to add the boulders at a cost of up to \$870 and relocate existing boulders. *The motion carried unanimously.* A *motion* was made by Director Lamar, and seconded by Director Kenefic, to contract with Best Electric to install the post light at a cost of up to \$589. *The motion carried unanimously.* Director Lamar said she would coordinate the work with Hazeltine and Best Electric.
 - B. **Adopt 2016 Budget:** After a discussion, a *motion* was made by Director Kenefic, and seconded by Director Lamar, to adopt the 2016 budget as mailed to the owners. *The motion carried unanimously.*
 - C. **Appointment of New Board Member:** Director Kenefic read the letter of resignation from John Durbin dated November 8, 2015. President Rigby said the Association greatly appreciates all the time John put on the Board and John will be missed. A *motion* was made by Director Lamar, and seconded by Director Kenefic, to appoint Richard Lipinski to the Board to finish John Durbin's term (until Annual Members Meeting in 2017). Richard Lipinski accepted. *The motion carried unanimously.* A *motion* was made by Director Lamar, and seconded by Director Kenefic, to have Director Lipinski serve as Treasurer up until the Annual Board Meeting on January 27, 2016. *The motion carried unanimously.*
 - D. **Painting of Light Fixtures:** Director Lamar reported about five (5) large carriage light fixtures that were installed five (5) or six (6) years ago that needed paint. She also spoke of the need to paint the galvanized sections of the rails using a "hammered brown" color. Dylan of City in Colour verbally quoted \$150 for the job. A *motion* was made by Director Lamar, and seconded by Director Kenefic, to

contract with City in Colour for painting the five (5) carriage light fixtures and the galvanized sections of the rails at a cost of \$150. ***The motion carried unanimously.*** Director Lamar said she noticed the electric bill getting higher now that the pool is being heated with the electric heater. She asked the Board to reconsider the quote (copy attached) previously received from Harrimans. She reviewed the quote at a cost of \$4,050. Director Lipinski suggested obtaining a second quote. A ***motion*** was made by Director Lamar, and seconded by Director Lipinski, to approve spending up to \$4,050 on the solar work for the pool, after getting a second opinion. ***The motion carried unanimously.*** .

- E. **Exiting the Parking Lot:** Director Kenefic reported saying that now that the sidewalk had been installed, the shrubbery to the east is too high (when watching for pedestrians). This was followed by a discussion.
- F. **Traffic Problem:** (Discussed above in 9.E.)
- G. **Leak Issues:** Susan Mackey told the Board that Renovations and Pro Coatings (met at manager's meeting in Lakewood Ranch) had offered to come out next week. She also spoke about the unfortunate death of the expert from CPR (Concrete Painting and Repair) who was scheduled to come out and look at the issues. Ace Collins of Ace Works was asked to come out and evaluate, but after receiving correspondence from Ace, it was decided to not use him for the project. The Board discussed the importance of getting the repairs done quickly. The Board discussed the quote from Scott Queen of Waterproofing Contractors. Barry Lozuke spoke about the need to get the work done soon. There was a discussion on some of the costs being owners' costs and other costs being Association costs. After much discussion a ***motion*** was made by Director Lipinski, and seconded by Director Kenefic, to contract with Waterproofing Contractors (copy attached) for the water intrusion problems. ***The motion carried unanimously.***
- H. **Pool Renovation Issues:** Director Lamar reported that when she returned to the community in October, owners pointed out some deficiencies with the work. She has been working with Mike of Aqua Doc to correct the problems. Director Lamar spoke of some of the history on the job. This was followed by a discussion. Director Lamar suggested sending a letter to Aqua Doc, clearly stating the Board's position on this.
- I. **Irrigation System Status:** Director Lamar said she spoke with Chuck Babcock of Hazeltine. She also spoke about the work done by the City of Venice (when installing sidewalks) where they had to take out and then return sections of the irrigation. The City installed the irrigation incorrectly. Chuck Babcock had asked the City if they would correct the problems and the City agreed. Director Lipinski agreed to follow-up with the City.

10. OWNERS COMMENTS:

Director Kenefic spoke about obtaining additional forms for updating the Directory.

Director Lamar spoke about the House Rules in Brief.

Barry Lozuke spoke of recently pursuing a transaction that brought about a review of the flood policy. This was followed by a discussion.

- 11. SET DATE OF NEXT MEETING:** The Annual Board Meeting will be on January 27, 2016, following the The Annual Members' Meeting 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 11:52 a.m. ***The motion passed unanimously.***

Respectfully submitted,

Susan C. Mackey
Community Association Manager