

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 22, 2016

1. **CALL TO ORDER:** The meeting was called to order at 2:30 p.m. by President Rigby at 716 Granada Avenue #204, 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. President Rigby confirmed a quorum was present with Directors Kenefic, Lamar, Lipinski, Lozuke and Rigby present. 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 NOVEMBER 11, 2015 AND FEBRUARY 1, 2016 BOARD MEETINGS:** A *motion* was made by Director Kenefic, and seconded by Director Lamar, to approve the minutes from the November 11, 2015 Board of Directors Meeting. *The motion carried with four (4) in favor* (Director Lozuke abstained, as he was not a member of the Board at that time. A *motion* was made by Director Lozuke, and seconded by Director Kenefic, to approve the minutes from the February 1, 2016 Board of Directors Meeting. *The motion carried unanimously.*
4. **PRESIDENT'S REPORT:** (None)
5. **TREASURER'S REPORT:** Director Lipinski reviewed the January 2016 Financial Report, as prepared by AMI. He said the loss in January was mainly due to the insurance costs. Reserves were used for the solar panels.
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 of pool parties that were canceled due to the red tide and weather. There was a luncheon earlier that day and a potluck was scheduled for Thursday where thirty (30) to forty (40) people were expected.
8. **OLD BUSINESS:**
 - A. **Review Legal Documents:** Charlie Lamar (who had been heading up this project) said the Board had reviewed the current draft of the amended governing documents and comments were received. Golden Strand's current documents were fifty-one (51) years old. He spoke of finding the Florida Statutes quite lengthy. Charlie Lamar said that Director Lamar had submitted the current documents to Attorney Cindy Hill and they worked on incorporating the documents with State Statutes. Charlie Lamar proposed the Board approve sending the amended documents to the membership for a vote. He reviewed the changes that had been proposed and said some changes may not be permitted per the Florida Statutes. A *motion* was made by Director Lozuke, and seconded by Director Lipinski, that the Amended and Restated Articles of Incorporation, the Amended and Restated By-Laws and the Amended and Restated Declaration of Condominium, as presented, considered and edited by the Board of Directors and its attorney, are proposed and hereby approved by the Board, and further, that these documents are referred and submitted to the members of the Golden Strand Apartments Inc., a Condominium, for consideration at a special called meeting of the members held at Advanced Management, Inc., 899 Woodbridge Dr., Venice, Florida, 34293 at a time determined by the President, and further, that the Board unanimously recommends approval by the members. *The motion carried unanimously.* Director Lozuke thanked Director Lamar and Charlie Lamar for their time and effort put into this project.
 - B. **Status of the Work on the Esplanade Building:** Director Lipinski said the entire south side of the building had been caulked. Waterproofing Contractors removed the old caulk and added new caulk. He believes the laundry room side is finished and they are now painting. Director Lozuke spoke of the need to bring in an engineer. According to the contractor, the rebar within a column of a stack is becoming unstable. Director Lozuke said that Scott Queen of Waterproofing Contractors recommended the replacing the rebar and the structure would require temporary support and the lanai windows would have to be temporarily removed and replaced. This was followed by a discussion.

9. NEW BUSINESS:

- A. **Landscaping Maintenance:** Director Lamar spoke of dead shrubs at the end of the Granada Building. This was followed by a discussion. A *motion* was made by Director Lozuke, and seconded by Director Lipinski, to remove and replace the shrubs at a cost of up to \$20. *The motion carried unanimously.*
- B. **Grounds/Lighting:**
- C. **Ratify Wenzel Quote – Update on Re-Inspection:** A motion was made by Director Lozuke, and seconded by Director Lamar, to ratify the contract with Wenzel Electric (attached) for \$668.75. *The motion carried unanimously.*
- D. **Ratify Amundson’s ARC Request for New Windows:** A motion was made by Director Lozuke, and seconded by Director Lamar, to approve the ARC request from 109 The Esplanade #401 to replace five (5) windows. *The motion carried unanimously.*
- E. **Engineering Firms:** Director Lozuke said that he will be working on getting proposals and the engineering firms may be asking for an hourly rate, but he will try to narrow them down.
- F. **Easement Issue:** Director Lamar said that years back permission had been given for the town houses and the City of Venice to pull the town houses recycling through the Golden Strand parking lot. Now, the town houses may be also looking at pulling a dumpster through this area. This could become an issue of eminent domain. Director Kenefic gave a history of the situation. Herb Jordan spoke of people coming through this area in the summer months. This was followed by a discussion. President Rigby asked if anyone was willing to speak with the City of Venice. The Board discussed installing a fence and speaking with the town houses Board president. The Board discussed sending a letter and installing shrubs, rather than a fence. This was followed by a discussion. Director Lipinski volunteered to speak with a representative for the City.
- G. **Any Other New Business that May Come Before the Board:**
- Director Lipinski spoke of finding a discrepancy between the buildings water usage. The Granada Building has the pool water on the meter and should be higher (see attachment). This was followed by a discussion. Director Lipinski spoke of a possible error on the address of the bill where it said “north” Esplanade, which is another location. The Board planned to check the meter numbers. Director Lipinski also spoke of a high electric bill due to the pool heater.
 - President Rigby and Director Lipinski plan to work on the insurance.

10. OWNERS COMMENTS: Herb Jordan thanked the Board for all their hard work.

11. SET DATE OF NEXT MEETING: The next Board Meeting was scheduled for Tuesday, March 29, 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, and seconded, to adjourn the meeting at 4:24 p.m. *The motion passed unanimously.*

Respectfully submitted,

Susan C. Mackey
Community Association Manager