

**GOLDEN STRAND APARTMENTS, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 29, 2016**

1. **CALL TO ORDER:** The meeting was called to order at 10:08 a.m. by President Rigby at the Davis Centre, 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 Lamar, Lipinski, Lozuke and Rigby present in person, and Director Kenefic 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 FEBRUARY 22, 2016 BOARD MEETINGS:** A *motion* was made by Director Kenefic, and seconded by Director Lipinski, to approve the minutes from the February 22, 2016 Board of Directors Meeting. *The motion carried unanimously.*
4. **PRESIDENT'S REPORT:** (None)
5. **TREASURER'S REPORT:** Director Lipinski reviewed the February 2016 Financial Report, as prepared by AMI. He said he needed to speak with Ann Bailes of AMI regarding the change of approximately \$1,000 in surplus funds.
6. **MANAGER'S REPORT:** Susan Mackey's report (attached) was previously e-mailed to the Board. She said she spoke with Tom Kochis of Atlas and he requested a temporary agent of record, as he was locked out of quoting through American Coastal. Director Lozuke said this was only temporary.
7. **COMMITTEE REPORTS:**
  - A. **Buildings:** (None)
  - B. **Grounds/Landscaping:** Director Lamar said she obtained a quote from Hazeltine for the northwest corner to prevent an easement problem. This issue is the Venice Townhouse Condos use of our property to move their trash/recycling bins to our property for pick-up by the City. Director Lipinski said he spoke with a rep for the City of Venice and the property line is in Golden Strand's favor. His only concern was the overhead wires and Director Lamar said there were no overhead wires in that area. Also, an issue was found with a tree against the Granada building. The Hazeltine quote for both tree removal and to install three (3), fifteen (15) gallon pitch apple trees (grow fast) and if done in conjunction with the other job, the total cost could be \$746.25. This was followed by a discussion. A *motion* was made by Director Lozuke, and seconded by Director Lipinski, to authorize and accept the proposal for the palm tree and pitch apple trees. *The motion carried unanimously.* Susan Mackey was asked to send a letter to the Board President of the Venice Townhouse Condo Association.
  - C. **Pool:** (None)
  - D. **Social:** (None)
8. **OLD BUSINESS:** President Rigby spoke about the process of getting the documents out to the owners. Susan Mackey said that it was important to set a date for the Special Members Meeting. After a discussion, the Special Members' Meeting was scheduled for Wednesday, April 27, 2016 at 10:00 a.m. in the Davis Center, with a Board Meeting following.
9. **NEW BUSINESS:**
  - A. **Ratify Contract with Karins Engineering:** Director Lozuke spoke of the proposals received from Karins Engineering and Waterproofing Contractors (copies of both are attached). He recommended accepting the proposal from Waterproofing contractors. Director Lamar spoke of the owners choices: 1) removal and reinstallation of old windows, 2) can choose to buy windows within proposal, 3) can obtain their own quote for windows. Director Lozuke spoke of storing the windows and the protective barrier that will be put up. There was a discussion on what would be done if the windows are damaged. Director Lipinski said the window could be re-glazed. Director Lozuke spoke of just one (1) project where the engineer would be involved and that would be when the rebar is exposed. The Board discussed the proposal from Waterproofing Contractors and owners commented. A *motion* was made by Director Lozuke, and seconded by Director Lipinski, to ratify their decision to contract with Karins Engineering and to approve contracting with Waterproofing Contractors, without going over \$40,000 in total cost.

*The motion carried unanimously.* President Rigby spoke about contacting three (3) owners (101, 201, 301) about the job. There was a discussion on Waterproofing Contractors contracts sometimes being too general. There was a discussion on having both buildings inspected and having the towers waterproofed. They also spoke of having the buildings inspected every five (5) years.

- B. **Closure of Back Property Line Landscape – Hazeltine Bid:** (Discussed under 7.B.)
- C. **Waterproofing Contractors Proposal:** (Discussed under 9.A.)
- D. **Ratify Amundson’s ARC Request for New Door:** : A *motion* was made by Director Lamar, and seconded by Director Lozuke, to approve the ARC request for unit 401, to replace their kitchen door. *The motion carried unanimously.*
- E. **Discussion of Topics from Directors Seminar:** Director Lamar thanked AMI for providing an excellent seminar. She spoke of recommendations of creating a line of credit in the event there was a hurricane. Director Lipinski spoke of having a Disaster Plan. Susan Mackey was asked to see if Hazeltine would provide a contract for debris removal and to find out from Atlas how they update their Disaster Plan. Herb Jordan volunteered to take current pictures and videos of the property. This was followed by a discussion of having insurance deductible in their Reserves. Director Lamar proposed having a safety inspection. She said that AMI could send out a broadcast message once Director Lamar supplies a timeframe and Director Lamar will post the message on the bulletin boards. After a discussion, the Board consensus was to move forward with this inspection.
- F. **Other New Business:** President Rigby spoke of the report/audit provided by owner, Mark Cox. It showed no irregularities or existence of huge risk. Mark recommended: 1) consider stronger invoice review process (Director Lipinski will make recommendations), 2) schedule for annual actions and/or expenditures (to be done during budget process), 3) have individual files for Reserve accounts (Director Kenefic volunteered to work with AMI), 4) have a review of the Reserves (Director Lamar said this was done by GAB Robins in 2012 and it needs to be done again in 2017) and 5) build an insurance file (Director Lozuke was working on this).

**10. OWNERS COMMENTS:**

- Herb Jordan spoke of the green book and a contact tree. He said it was a nice layout.
- An owner complimented the Board for doing a good job and being diligent.

**11. SET DATE OF NEXT MEETING:** The next Board Meeting was scheduled for Wednesday, April 27, 2016, following the Special 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, and seconded, to adjourn the meeting at 4:24 p.m. *The motion passed unanimously.*

Respectfully submitted,

Susan C. Mackey  
Community Association Manager