

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 26, 2016

1. **CALL TO ORDER:** The meeting was called to order at 3:02 p.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:** Susan Mackey confirmed that proper notice of this meeting had been provided in accordance with Florida Statutes and the Association's governing documents. Susan Mackey confirmed a quorum with Directors Kenefic, Lamar, Lipinski and Lozuke 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 APRIL 27, 2016 BOARD MEETINGS:** A *motion* was made by Director Kenefic, and seconded by Director Lipinski, to approve the minutes from the April 27, 2016 Board of Directors Meeting as corrected. *The motion carried with four (4) in favor* (Director Lozuke abstained from the vote).
4. **PRESIDENT'S REPORT:** President Rigby thanked those that helped over the summer months, especially Directors Lipinski and Lozuke. President Rigby thanked Susan Mackey for her work with the Board and Susan Mackey spoke about Nancy Rawlings' qualifications.
5. **TREASURER'S REPORT:** Director Lipinski reviewed the September 2016 Financial Report, as prepared by AMI.
6. **MANAGER'S REPORT:** Susan Mackey's reviewed her report (copy attached).
7. **COMMITTEE REPORTS:**
 - A. **Buildings:** (None)
 - B. **Grounds/Landscaping:** (None)
 - C. **Pool:** (None)
 - D. **Social:** Director Kenefic spoke about the best timing for a social event, to allow for more owners to attend.
8. **OLD BUSINESS:**
 - A. **Update on the Esplanade Building Project/Outlook for Granada Building:** Director Lozuke said the work on the Esplanade Building went according to plan and there were no code enforcement issues. Two (2) spots on the Esplanade Building need further repairs (hot stucco issues). Director Lozuke spoke with the owners that were most effected by the process and everything went well, except for one (1) tiny (scratched window film). He said the project for the Granada Building is similar, but less ambitious. Only two (2) owners will need to have their windows removed. Waterproofing Contractors estimates two (2) to four (4) weeks for the project. Director Lozuke spoke of the inspection of the Granada Building before contracting with Waterproofing Contractors. This was followed by a discussion on staying ahead of the issues in the future. They spoke of having an inspection done every five years and Susan Mackey suggested an annual calendar that could also include other items like their Comcast renewal date.
 - B. **Update on Document Review Project:** Charlie Lamar said the amended and restated documents were approved in the Spring at a Special Members Meeting and were recorded with the exhibits, but the exhibits recorded did not include, per their review, one (1) exhibit that was changed. Their next project will be establishing rules. President Rigby thanked Charlie Lamar for all his work.
9. **NEW BUSINESS:**
 - A. **Approve Proposed 2017 Budget for Mailing to Owners:** President Rigby asked the Board if they had any questions about the proposed budget. Director Kenefic asked Susan Mackey about the number listed for "supplies" and Susan Mackey reviewed what was spent under that line item in 2013,

2014 and 2015. After a discussion about what items fall under “supplies”, Director Lipinski told the Board they are now buying entry level Speed Queen washers. A motion was made by Director Lozuke, and seconded by Director Lamar, to approve the proposed 2017 budget for mailing to the owners with the modifications suggested by Director Lamar. ***The motion passed unanimously.***

- B. Measures to Prevent Vehicles from Parking on Grass to Esplanade Building:** Director Lozuke suggested they consider plantings or a sign to protect the grass and irrigation in this area. He said contractors and the substitute mail persons are driving up onto the grass. Director Lamar suggested concrete sections. Director Lozuke suggested something small to plant in strategically located places along a twenty (20) foot stretch. Director Lipinski suggested that it be addressed in the contracts that vendors not park on the grass. President Rigby suggested a sign. Judy Weems suggested benches. After a discussion, Director Lozuke asked to have some time to refine his thoughts and come back to the next meeting with his ideas.
- C. Floor Tile in Granada Building:** Director Lamar spoke of six (6) decorative tiles in front of unit 102 in the Granada Building that have heaved and they are getting worse by the day. There is concern because there are no replacement tiles. Director Lozuke was concerned because water may be the issue. If the tile should break, Director Lamar had an idea and was willing to meet with the vendor.
- D. Updating Information:** Director Kenefic said she would update the Directory again as she does each year and she would like owners to let her know if they have updates. .
- E. Strangers Using Our Pool:** Director Kenefic spoke of seeing four (4) young men attempting to go into the pool and she asked if they had a key and then they left. She wants owners to be alert of non-owners using the pool. Director Lamar said they need to make sure the gates were kept locked. This was followed by a discussion. The Board consensus was that the police need to be contacted when non-owners/renters are using the pool.
- F. Ratify Alliance Quotes for Backflow Repairs:** A *motion* was made by Director Lipinski, and seconded by Director Kenefic, to ratify the contracts with Alliance for backflow repairs at a cost of \$905 and \$2,363.24. ***The motion passed unanimously.***
- G. Ratify Dryer Vent Cleaning Quote and Update:** A *motion* was made by Director Lamar, and seconded by Director Kenefic, to ratify the contract for the dryer vent repair with Curry Chimney Sweeps for \$210. ***The motion passed unanimously.***
- H. Ratify ARC Requests for 501, 503, and 504 Granada Kitchen:** A *motion* was made by Director Lamar, and seconded by Director Lozuke, to ratify the ARC requests received over the summer for 501, 503 and 504 in the Granada Building. ***The motion passed unanimously.***
- I. Ratify ARC Request for 303 Esplanade Tile Floor:** A *motion* was made by Director Lamar, and seconded by Director Kenefic, to ratify the ARC request received over the summer for 303 having tile work done. ***The motion passed unanimously.***
- J. Ratify ARC Request for 304 Esplanade Windows (added to agenda):** A motion was made by Director Lamar, and seconded by Director Lipinski, to ratify the ARC request received over the summer for 304 in the Esplanade Building having windows replaced. ***The motion passed with four (4) in favor.*** Director Lozuke abstained from the vote.

10. OWNERS COMMENTS:

- Director Lipinski said the repair to the post by the Esplanade dumpster would be done by Michael Koch and the City of Venice will reimburse the \$60. If this repair does not work, Michael Koch suggested sinking the post into the cement and Director Lipinski has asked for a quote for this work.
- President Rigby asked Charlie Lamar about the quality of work he received from the attorney. Charlie suggested that after the current work on the documents has been completed, the Association send the attorney a letter of release.
- Director Lamar said she looked at the backflow equipment by the road that needs to be painted. A motion was made by Director Lamar, and seconded by Director Kenefic, to hire Dylan of City in Colour to paint the backflow equipment. The motion passed unanimously.
- Director Kenefic asked about the appraisal and Director Lozuke said he would send her a copy.
- Mr. and Mrs. Jordan said they will be leaving on the 13th and wanted to know if they needed to make any preparations prior to the building repairs project. It was suggested they remove paintings or anything that might fall due to vibrations.

11. SET DATE OF NEXT MEETING: The next Board Meeting was scheduled, tentatively, for Tuesday, November 15, 2016, at 3:00 p.m. EST 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 4:43 p.m. *The motion passed unanimously.*

Respectfully submitted,

Susan C. Mackey, CMCA®
Licensed Community Association Manager