

**GOLDEN STRAND APARTMENTS, INC.  
BOARD OF DIRECTORS MEETING  
NOVEMBER 15, 2016**

1. **CALL TO ORDER:** The meeting was called to order at 3:05 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:** Nancy Rawlings confirmed that proper notice of this meeting had been provided in accordance with Florida Statutes and the Association's governing documents. Nancy Rawlings 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). Nancy Rawlings was also present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF THE MINUTES FROM THE OCTOBER 26, 2016 BOARD MEETINGS:** A *motion* was made by Director Lamar, and seconded by Director Lozuke, to approve the minutes from the October 26, 2016 Board of Directors Meeting as corrected. *The motion carried.*
4. **PRESIDENT'S REPORT:** None
5. **TREASURER'S REPORT:** Director Lipinski reviewed the October 2016 Financial Report, as prepared by AMI.
6. **MANAGER'S REPORT:** Nancy Rawlings introduced Charles Clotfelter, LCAM, as the new AMI manager for Grande Strand Apartments. Grand Strand will be 1 of 13 associations that he will manage. Tara will remain his administrative assistant.
7. **COMMITTEE REPORTS:**
  - A. **Buildings:** Director Lipinski reported that an accumulation of grease in a sewer pipe had partially blocked the flow. A plumbing contractor scoped the pipe and gave a very high bid to remove it. Terry's brought in another plumber at a much more reasonable price and removed the blockage. Discussion took place of relining the horizontal pipes; no action was taken at this time.
  - B. **Grounds/Landscaping:** Director Lamar, in a walk-through found two shrubs dead; damaged by a plumber. Tara has contacted the plumber to request a rebate; There is no response yet.
  - C. **Pool:** AquaDoc had put a padlock on one of the filter units. The association doesn't have a key for the lock. AMI is requested to call Aqua Doc for a key.
  - D. **Social:** Director Kenefic reported there was a pot-luck dinner at the pool on Nov 12. Eleven people attended and had an enjoyable time.
8. **OLD BUSINESS:**
  - A. **Report on Tile Repair of Granada First Floor Walkway:** Director Lamar reported that the Grout Doctor repaired the grout without any damage to the area. She reported that it looks really good.
9. **NEW BUSINESS:**
  - A. The 2017 Budget was approved/adopted.
  - B. A lengthy discussion was held re: the ownership of service/support/comfort pets. In the future, AMI will need to notify any owner making a request for accommodation of a service/support/comfort pet, that documentation of the disability, need for accommodation, of the pet being trained, and that this trained pet meets the need for the accommodation. Action was not needed for this initial request as it was withdrawn due to another owner's severe allergy to dogs.

- C. Director Kenefic will chair an Ad Hoc Committee to formulate Rules and Regulations and sanctions appropriate for our complex as per the amended documents. The first meeting will take place on January 9 at 10:00. Tara will reserve the Davis Center.
- D. The Annual Meeting date was scheduled for Wednesday, January 25 at 10:00 in the Davis Center.
- E. Director Lamar inquired whether the number of directors on the Board should be increased to 7. After discussion, it was decided to leave this number at 5 and encourage/increase participation on committees.

**10. OWNERS COMMENTS.** Comments were included throughout the meeting. No others were added here.

**11. 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 4:35 p.m. *The motion passed unanimously.*

Respectfully submitted,

Charles Clotfelter  
Licensed Community Association Manager