

**GOLDEN STRAND APARTMENTS, INC.  
BOARD OF DIRECTORS MEETING  
FEBRUARY 23, 2017**

1. **CALL TO ORDER:** The meeting was called to order at 10:03AM by President Lamar at the Davis Centre, 899 Woodbridge Drive, Venice, FL 34293
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** Charles Clotfelter confirmed that proper notice of this meeting had been provided in accordance with Florida Statutes and the Association's governing documents. President Lamar confirmed a quorum with Dirs. Kenefic and Lamar present in person and Dirs. Lipinski and Rigby present by teleconference. Some of the unit owners were present. Charles Clotfelter was also present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF THE MINUTES FROM THE JANUARY 25, 2017 BOARD MEETINGS:** The minutes for the January 25 meeting were not available and will be approved at the next meeting.
4. **PRESIDENT'S REPORT:** President Lamar reported that Dir. Lozuke was not well and will be missed today.
5. **TREASURER'S REPORT:** Dir. Lipinski gave the Financial Report. A copy of the Financial Statement furnished by AMI is a part of these minutes.
6. **MANAGER'S REPORT:** Charles Clotfelter, LCAM, had presented a manager's report. A copy is attached to these minutes.
7. **COMMITTEE REPORTS:**
  - A. **Buildings:** President Lamar said nothing has been done to the buildings this month.
  - B. **Grounds/Landscaping:** President. Lamar reported that there was nothing to report on Grounds and Landscaping.
  - C. **Pool:** President Lamar reported the new pool operator is now actively working on the pool. She seems very competent and several people who have met her were impressed. A pool-gate key was provided to the Company. Dir. Lipinski said a cover for the skimmer motor was missing and the pool operator said she would find a replacement for it. It hasn't been replaced at this time. The auto-fill was written up by the Health Inspector and Dir. Lipinski was not sure if it had been repaired.
  - D. **Social:** Dir. Kenefic reported there was a cocktail party at the pool and it has been named Beverages and Bites. Tonight, there will be a pool party, pot luck plus hot dogs and chili.
8. **OLD BUSINESS:**
  - A. President Lamar reported that a bill from Waterproof Contractors was found in the dead letter box; ~from last December for work on the Esplanade building in the amount of \$28,390.00. President Lamar asked Dir. Lipinski to find out where the project stood financially.
  - B. **Rules Committee Status:** Dir. Kenefic reported the committee has met yesterday, 2/22/2017. They reviewed the entire body of Rules. There is still a lot of work to do. Then the Forms will need to be revised to be compatible with the Rule changes. She hoped the project will be completed by the end of summer. Dir. Rigby asked Dir. Kenefic to give a brief synopsis of the issues that might be controversial. She pointed out that the new Rules were tightening up the existing Rules. Mark Cox, who is on the committee, pointed out that the Rules have not been enforced and the enforcement of them will be the difficulty of the residents. Dir. Rigby suggested that the committee hold a meeting for the residents/owners have a chance to offer input into the process and have a feeling of inclusion in the new formulations of the Rules. Mark suggested a focus group be involved also.

**9. NEW BUSINESS:**

- A. The Electrical Panel: There are two proposals for replacing the Fire Panel; one from Wenzel Electric and the other from Electronic Protection Systems, (EPS). Matt from EPS said that the panel is supposed to be checked four times a year and presently there has been only one inspection per year. (We later learned that one time a year is the proper inspection time.) He also said that each pull must have a sign under it that says PULL ALARM AND CALL 911. Matt said the only way EPS will do an installation is for a monitored system. The manager was asked to contact Alliance Fire or another company to give a quote to install an un-monitored system.
- B. Fulton Asphalt Proposal: There was concern that the process of the first application to squeegee the sealcoat over the pavement and into the cracks would not hide the cracks. President Lamar pointed out that nothing would cover up the cracks other than repaving the driveway and parking areas. The tree roots that are damaging the asphalt around it were discussed. Replacing the tree with a lamp post was suggested. President Lamar said the issue should be addressed at another Board meeting.
- C. Elevator Phone: The phone in the elevator is working. A posted note is needed to say LOCAL CALL ONLY: CALL 911.
- D. Sub-Committee Formation: President Lamar would like to appoint two people to keep eyes and ears open for landscape and grounds issue; also for building concerns. They need to be the persons that the landscape people can come to with issues that they have previously come to her about. A new Pool chair will be needed as well. She will appoint the sub-committees and inform the other Board members as to who they are.
- E. Charles Clotfelter prepared a report on units being rented and the tenants for 2017, which will be very helpful.

**10. OWNERS COMMENTS.** There were no other comments.

**11. SET DATE OF NEXT BOARD OF DIRECTORS: Friday, March 24, 2017 at 10:00AM subsequently changed to 2:00PM in the Davis Centre.**

**12. ADJOURNMENT:** As there was no further business to come before the Board of Directors, a *motion* was made by Director Rigby, and seconded by Dir. Kenefic, to adjourn the meeting at 11:35 p.m. *The motion passed unanimously.*

Respectfully submitted,

Charles Clotfelter  
Licensed Community Association Manager