

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
MARCH 24, 2017

1. **CALL TO ORDER:** The meeting was called to order at 2:03PM 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 President Lamar and Dir. Lamar present in person and Dirs. Kenefic, Lozuke and Rigby present by teleconference. Mark Cox, owner, was present. Charles Clotfelter was also present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF THE MINUTES FROM THE JANUARY 25, 2017 & FEBRUARY 23, 2017 BOARD MEETINGS:** A *motion* was made by Director Kenefic to approve the minutes of the January 23, 2017 Board of Directors, seconded by Director Rigby. *The motion passed unanimously.* The minutes for the February 23, 2017 meeting were not distributed early enough for the Board to study them. They will be approved at the next meeting. **Charles Clotfelter was asked to have the minutes completed and distributed by no later than two weeks after the meeting. Clotfelter agreed.**
4. **PRESIDENT'S REPORT:**
 - A. President Lamar expressed condolences on behalf of the Board of Directors to the family of Chuck Fahey. She said there would be a Celebration of Life on April 8 from 4:00pm to 7:00pm. Ross Amundson suggests having a plaque in memory of Chuck placed in the Pool area. He will be asked to explore this (size, wording, cost) further.
 - B. President Lamar pointed out that tenants from last year were returning which is a sign that their past experience must have been good.
 - C. Randy Stisser has put an extension on the downspout on the parking lot side of the Granada Building, which diverts the water onto the grass rather than into the shrubs and spilling back onto the pavers.
 - D. There have been a number of burned out light bulbs that owners are replacing on their own.
 - E. President Lamar thought that Ron Polley would inherit Chuck Fahey's condo.
 - F. President Lamar stated Claire Lozuke has added, and cares for, a number of flower pots around the pool area. These look very nice, and Claire has our thanks.
5. **TREASURER'S REPORT:** Dir. Lipinski was not available for the Financial Report.
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:**
 - 1) President Lamar reported that there was a crack in the exterior window sill in Chuck Fahey's unit that is probably related to a report of a leak in the ceiling of unit 302, directly below 402. Waterproofing Contractors has not given a bid for this repair yet.
 - 2) There has been a substantial leak in the lanai of unit 204. Waterproof Contractors has inspected the damage and determined it will have to be permitted which requires engineered drawings to be submitted to the City Building Department for repair. The base bid is \$10,700.00, which does not include the engineering and certain other costs.
 - 3) A faucet was repaired by the Esplanade building.
 - 4) Algae was removed from the Granada building sidewalk.
 - B. **Grounds/Landscaping:** President. Lamar reported that there was nothing to report on Grounds and Landscaping.

C. **Pool:** President Lamar reported the pool water temperature was too high and it had been reported to Mare Prettyman, the Pool operator.

D. **Social:** Dir. Kenefic reported there have been two socials at the pool. Every one enjoyed outings.

8. OLD BUSINESS:

- A. **Fire Safety Panel Replacement:** The proposal from Wayne Automatic and ESA were both for monitored panels. The one from Wenzel Electric was for a non-monitored panel. A *motion* was made by Director Rigby to accept the Wenzel proposal, seconded by Director Kenefic. *The motion passed unanimously.* We were informed incorrectly by Electronic Protection Systems. There is NO requirement for additional inspections or signs instructing to call 911.
- B. **Parking Lot Repair:** The proposal from Fulton Asphalt to re-sealcoat the parking lot was discussed. President Lamar expressed concern regarding the logistics of clearing out the lot for the sealcoating. There is one owner who disconnects the battery, locks the car and does not leave a key so the car cannot be moved. Director Rigby commented that there is no emergency to do the work this summer and the matter should be put on the agenda for the next meeting.

9. NEW BUSINESS:

- A. **Esplanade Building Repairs:** This subject was reported under 7. COMMITTEE REPORTS: A. Buildings:
- B. **Replacement Windows/Building Codes:** Issue is postponed as Director Rigby wants to speak to them first.
- C. **Proposed Rules and Regulations:** Director Kenefic reported on her progress in preparing a draft of proposed new Rules and Regulations with assistance of other owners. She will present a final draft to the Board within two weeks, and requests consideration of the proposed Rules and Regulations be included on the April meeting Agenda. She requested that notice of the April Board Meeting be sent to all Owners informing them the proposed Rules and Regulations will be considered at that meeting. She also suggested that the Notice inform Owners that copies of the proposed Rules are available from AMI, and may be obtained upon request to AMI.

10. OWNERS COMMENTS: Director Kenefic reported concerns on behalf of several owners re: AMI staff not returning calls.

11. SET DATE FOR NEXT MEETING: The next meeting will be held on April 27, 2017 at 10:00AM in the Davis Centre, 899 Woodbridge Drive, Venice, FL 34293.

12. ADJOURNMENT: a *motion* was made by Director Rigby, seconded by Dir. Lozuke, to adjourn the meeting. Motion passed unanimously.

Respectfully submitted:

Charles Clotfelter, LCAM
Advanced Management, Inc. (AMI)