

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
APRIL 27, 2017

1. **CALL TO ORDER:** The meeting was called to order at 10:00A.M. 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 Dir. Lipinski present in person and Dirs. Kenefic, and Rigby present by teleconference. A few of other owners were present. Charles Clotfelter was also present, representing Advanced Management Inc. (AMI).
3. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 23, 2017 and MARCH 24, 2017 BOARD MEETINGS:** A *motion* was made by Director Kenefic to approve the minutes of the February 23, 2017 and the March 24, 2017 Board of Directors meetings, seconded by Director Rigby. *The motion passed unanimously.*
4. **PRESIDENT'S REPORT:**

President Lamar Gave her Presidents Report, a copy of which is attached and therefore made a part of these minutes.
5. **TREASURER'S REPORT:**

Dir. Lipinski gave the Financial Report, a copy of which is attached and thereby made a part of these minutes
6. **MANAGER'S REPORT:** Charles Clotfelter, LCAM, presented a manager's report. A copy of which is attached to these minutes.
7. **COMMITTEE REPORTS:**
 - A. **Buildings:** President Lamar reported Waterproof Contractors has set the date of June 12, 2017. to begin repairs on 109 Esplanade #'s 204 and 402.
 - B. **Grounds/Landscaping:** President Lamar reported Hazeltine is doing an excellent job. Aphids have been treated and are no longer a problem.
 - C. **Pool:** President Lamar reported a lounge chair has been repaired and is at the pool.
 - D. **Social:** President Lamar reported there were no Social activities since last month.
8. **OLD BUSINESS:**
 - A. **Ratification of Felton Asphalt/Resealing of Parking Lot:** A *motion* was made by Director Rigby to ratify the action to accept the proposal from Fulton Asphalt Maintenance dated February 17, 2017, seconded by Richard Lipinski. *Motion carried unanimously.*
 - B. Director Lipinski expressed concerns re: cracks n pavement must be cleaned thoroughly to minimize return of weeds. Work will begin May 22, 2017 (weather permitting) and require all cars to be off the parking lot for three days.
9. **NEW BUSINESS:**
 - A. **Consider Proposed Rules and Regulations:** Director Kenefic made a *motion* to adopt the Rules and Regulations as presented with the notation "Rules Draft dated April 6, 2017", seconded by Director Rigby. *Motion passed unanimously.* Director Rigby proposed the

following *motion*: “The President of the Association is authorized to develop, approve and promulgate such administrative matters and forms as necessary to put into effect the Rules and Regulations”. The motion was seconded by Director Kenefic. After a brief discussion, the *motion passed unanimously*.

President Lamar pointed out the existing forms are not compatible with the new rules. After discussion, the owners will be responsible to get the new rules to the renters and secure an acknowledgement of such for the files at AMI.

President Lamar raised the matter of Towing Signs for the property. The new rules allow towing and the signs must be in place before a vehicle can be towed. The decision was to wait until fall to purchase and install the Towing Signs.

- B. Waterproofing Contractors Work at Esplanade 204 and 402:** No report.
- C. Replacement Windows/Building Codes:** Director Lipinski raised the issue that some windows do not meet code and future replacements require a window with a barrier to prevent someone from falling through the opening. President asked Diane and Charles to research if the windows in unit 402 Esplanade were approved by the Board of Directors. (A copy of the ARC notes on the installation of windows is attached to these minutes.) Base bids were of \$10,700.00 for Esplanade Unit 204 and \$708.00 for Unit 402. Companies must coordinate with installation of new windows; start date is estimated at June 12, 2017.
- D. Flooring Underlayment Standards:** President Lamar described the state minimum requirement for sound barrier for tile flooring. There is an updated sheet on sound barriers on the website.
- E.** Discuss and Act on approval to allow electronic transmission of official notices and documents to those owners that approve this means of communication. A *motion* was made by Director Rigby to allow electronic transmission of official notices and documents to those owners that approve this means of communication. Seconded by Director Kenefic. *Motion carried unanimously*

10. OWNERS COMMENTS: None.

11. SET DATE FOR NEXT MEETING: The next meeting will be held on October 11, 2017 at 10:00AM in the Davis Centre, 899 Woodbridge Drive, Venice, FL 34293. Future meetings will be November 6, 2017 @ 10:00AM and the Annual meeting on January 22, 2018 @ 10:00.

12. ADJOURNMENT: The meeting adjourned at 11:07AM

Respectfully submitted:

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