

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING OCTOBER 13, 2017 10AM
MEETING MINUTES- APPROVED

1. CALL TO ORDER: The meeting was called to order at 10:10am by President Lamar at the Davis Centre, 899 Woodbridge Drive, Venice, FL 34293

2. CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN: Sandy Ellis 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 Dirs. Kenefic, Lozuke, Lipinski and Lamar present in person and Dir. Rigby present by teleconference. Sandy Ellis was also present, representing Advanced Management Inc. (AMI).

3. APPROVAL OF THE MINUTES FROM THE APRIL 27, 2017, BOARD MEETING: A *motion* was made by Director Kenefic to approve the minutes, seconded by Director Lipinski. Upon vote, Director Lozuke abstained, the four remaining directors voted to approve. *The motion passed.*

4. PRESIDENT'S REPORT:

President Lamar stated that Golden Strand came through Hurricane Irma extremely well other than the carport and some possible roof issues. She was in Kentucky, but thanks those that were there and took swift action for the care of the community. Felton Completed the parking lot, Pres. Lamar thanked Mark Cox. One dryer was replaced and Pres. Lamar thanked Dir. Lipinski.

5. TREASURER'S REPORT: Dir. Lipinski presented the Financial Report, stating that the Annual Budget and year to date expenses are in line with the budget. As of 9/30/17, checking \$14,900 reserves \$191,215. Accounts payable \$4,400.

6. MANAGER'S REPORT: Sandy Ellis, LCAM, had presented a manager's report. A copy is attached.

7. COMMITTEE REPORTS:

A. Buildings:

- 1) Dir. Lipinski reported leaks in Durbin's unit. The drywall person never quoted, Mr. Durbin to call the drywall person and get more information.
- 2) Railing at the utility doors are loose and will need reinforcement or replacement. Dir. Lozuke agreed and stated that he would get estimates for both "L" shaped railings.
- 3) During the Hurricane, the front elevator filled with water, sump pump did not work due to lack of electricity. Hydraulic tank is rusting due to water intrusion. There is a need for elevator company to mediate rust and look at drainage.
- 4) It was noted that Granada has gutters and the Esplanade does not.
- 5) Personal property is NOT to be stored in elevator rooms or association areas. Anything stored in association areas will be disposed of.

B. Grounds/Landscaping:

- 1) A new American flag was purchased by Director Lipinski. However, the cord is worn. Charlie Lamar offered to assist.
- 2) Ms. Ellis of AMI spoke with Hazeltine, walked the property and pointed out three palm trees damaged by the storm and the Olive tree that needs pruning. Director Lamar will follow up and these concerns will be addressed soon.

C. Pool: President Lamar reported that she had spoken with the pool contractor and discovered that the photocell that keeps the underwater light on also keeps the flag pole light on as well. The pool company stated that they had ordered the “cool tape” to wrap the handrail for safety. They had to re-order as it was lost in transit. President Lamar also said that the black tape at the pool timer box needs to be replaced.

D. Social: Dir. Kenefic reported that there will be a Social Event Saturday, November 4, 2017.

8. NEW BUSINESS:

- A. Choose Attorney of Record for Association
Sharon Vander Wulp retired. The association needs a new attorney. President Lamar stated that she spoke with Attny. Wells and has e-mailed him, and would like to see him become the attorney of record for GSA. Pres. Lamar made the motion to accept Attny. Wells as our Association Attorney for GSA. Director Lozuke seconded the motion. ***The motion passed unanimously.***
- B. Discussion/Action on Storm Damage Repair
Hurricane damage to the carport was significant. Two bids for the repair/replacement were received. Construction codes have changed and the full replacement of the carport is required. Mullets Quote was \$247,000, Absolute quote \$170,223. Director Lozuke made a motion to accept the Absolute Aluminum bid for work. Motion was seconded by Director Kenefic. ***The motion passed unanimously.*** The insured max replacement value is \$125,000, less deductible leaves approx. \$118,750 for insurance pay out for carport. This is an insured amenity and needs to be replaced. However, it is not for the entire association to bear the cost. There are 26 units, one of which (#15) is utilized for Association business. Therefore, the Association will pay 1/26th of the costs collected by those assigned carport parking. Item 6.9 of the GSA Bylaws permit emergency assessment actions. Based on the foregoing a motion was made by Director Lozuke to Special Assess the uninsured cost of replacing the carports and cost of debris removal. The assessment will be due in 45 days following the AMI letter Ms. Ellis will send. The amount due \$2100 per space. Director Rigby seconded the motion. ***The motion passed unanimously***
- C. Discussion of Proposed Amendment of Condo Organizing Documents This item was tabled for a future date.
- D. 2018 Budget Proposal- After additional review by the Board, Budget mail out will be sent no later than 10/23/17. The increases will be minimal \$3/\$4 respectively to unit size. This is consistent with the 2017 budget.

11. SET DATE FOR NEXT MEETING: The next meeting will be held on November 6, 2017, at 10:00AM in the Davis Centre, 899 Woodbridge Drive, Venice, FL 34293.

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

Respectfully Submitted,

Sandy L. Ellis, CMCA

Licensed Community Association Manager

AMI- Advanced Management, Inc.