

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING NOVEMBER 6, 2017
Immediately following the 10 am Budget Adoption Meeting
APPROVED MEETING MINUTES

1. CALL TO ORDER: The meeting was called to order at 10:35 am 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 was present with Directors Lamar, Kenefic, Lipinski personally appearing and Director Rigby present by teleconference. Director Lozuke was absent.

3. APPROVE THE MINUTES FROM THE OCTOBER 13, 2017, BOARD MEETING

Minutes under review and will be approved at the next meeting

4. PRESIDENT'S REPORT- Director Lamar thanked the many who pitch in to help. Claire Lozuke takes care of the pool plants and painted the benches and tables. Charles Lamar replaced light bulbs. Charles Lamar and Ron Polley fixed the flagpole and hung the new flag. It looks great. Thanks to those that picked up debris and screws in the carport.

5. TREASURER'S REPORT – No report given as it is too early for October's financial info from AMI

6. MANAGER'S REPORT- Attached

7. COMMITTEE REPORTS

- A. Buildings- Roof inspection will be discussed under 8b
- B. Grounds/Landscaping- Hazeltine removed the three dead palms, trimmed the black olive tree. The equipment left ruts in the ground. If they do not level off, it will be discussed with Hazeltine.
- C. Pool- Charlie Lamar and Herb Jordan discovered the problem with the solar heating system not working properly. The thermometer probe was not inserted to work on auto. It has been on manual and Solar repair company was called. Service call did not fair results, the heat pump running. The pool company replaced it and the capacitor and it now works properly. The total cost is about \$550. The compressor is still in bad condition and will be expensive.
- D. Social. - Potluck by the pool Saturday had 21 people. On Sunday, there were 11 that came to enjoy the left-overs. Happy to see some coming back for season. The Sunshine Fund needs money for paper plates, utensils, and such. Judy Weems collects the money. She also uses the funds to send cards when owners are sick

8. OLD BUSINESS

- A. Special Assessment Letter to Owners-The Special Assessment Letters for Carport repairs not covered by Insurance was sent on November 1, 2017. Mark Cox said we were under insured.
- B. Aluminum carport repair contract- Payment terms for progressive draw were renegotiated by Directors Lozuke and Lipinski in our favor. A field permit was issued by the State Inspector saving \$9,300 and permit waiting time. The building department will accept

pictures and site plan in keeping with the original carport footprint and forgo any further requirements.

- C. Report from Roofer re: Esplanade inspection. Esplanade repairs- The report from Crowther shows the roof in "Fair" condition with a remaining life expectancy of 2-3 years. It is uncertain if recent repairs (over 502) are actually fixed as there has been no rain since. They also found other voids and repaired them, too. Doing repairs/resurfacing would cost about \$28,000. Replacing the roof has an estimate of \$135,000 estimate. We will watch and wait. It is noted further each Roof Reserve fund is only at \$80,000; the last appraisal was too low for our Reserve Fund and for insurance.
- D. Status of Contract to Paint Elevator Room Doors- Josh Siller was asked to provide a quote. City of Color will be asked to quote as well.
- E. Door Replacement Standards: An owner (2BR) wants to replace his front door with one with a window similar to two (2) others doors (replaced without permission, possibly). Director Lamar read the Declaration and the front door is the Associations responsibility. Discussion followed without agreement (uniform 6 panels vs variation for 2 BR units. visible by others.)

9. NEW BUSINESS

- A. Water intrusion Esplanade building
Waterproofing Contractors
- B. Purchase of High Boy Lounge Chairs for Pool: Will occur as replacements are needed.
- C. Letter to All Owners Requesting Permission to Send to Them Notices and Other Business Electronically only

10. OWNERS COMMENTS

11. SET DATE OF NEXT MEETING

Next meeting Monday, November 13, 2017, 10:00 am onsite at the Lamar's condo-Unit 504 in the Granada building. January 22, 2018 is the date for the Annual Members Meeting followed by the Annual Board meeting. February's meeting will be 2/19/2018.

12. ADJOURNMENT

Motion to adjourn was made by Director Kenefic. The motion was seconded by Director Lipinski. Motion passed unanimously.

Respectfully Submitted,

Sandy L. Ellis, CMCA

Licensed Community Association Manager

AMI- Advanced Management, Inc.