

GOLDEN STRAND APARTMENTS, INC.

BOARD OF DIRECTORS MEETING – NOVEMBER 13, 2017

APPROVED

1. **CALL TO ORDER:** The meeting was called to order at 10:05 by President Lamar at the Lamar condo.
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** President Lamar confirmed that a quorum was present with Directors Lamar, Kenefic, Lipinski, Lozuke and Rigby present. Proper notice of this meeting was provided in accordance with Florida Statutes and the Association’s governing documents.
3. **APPROVE PREVIOUS MINUTES:** Director Kenefic moved to approve the (revised) minutes from October 13, 2017 Board of Directors meeting; it was seconded by Director Lipinski and passed unanimously. Director Rigby moved to approve the minutes from the November 6, 2017 Budget meeting; motion was seconded by Director Lozuke and passed unanimously. The minutes from the November 6, 2017 Board meeting were not complete and so not approved.
4. **NEW BUSINESS:**
  - a. ESTABLISH STANDARDS FOR FRONT DOOR REPLACEMENT – Dir. Lozuke proposed uniformity of a 6-panel, fiberglass front door. Board members discussed this at some length, after which the Directors agreed this would be the standard for all front doors – both 1 and 2 bedroom units. [The 2 existing variant doors in the Esplanade building will be ignored at this time.]
  - b. ESTABLISH STANDARD FOR KITCHEN DOOR REPLACEMENT – Standards were discussed to include a glass “insert” the same approximate size as the original louver glass to be either double or single hung, or “fixed;” either opaque or “granite” without design.  
\*\*It is noted that Kitchen doors are the responsibility of owners, whereas the front doors are the responsibility of the Association.
    - i. Dir. Lozuke will draft a resolution for standards for both the kitchen door and front door which the board will review before it is posted on the website.
  - c. DOOR IN NEED OF REPAIR – The kitchen door of # 402 (Granada building) needs repairs as it is damaged. The kitchen door of # 302 (Granada building) had boards nailed to it when Hurricane Irma was headed toward Venice. When boards were removed, holes from the large nails were left. These now need to be repaired. A letter of non-compliance was sent. (note: Letter re: hurricane shutters was sent in error) Dir. Lozuke will speak with the Owner.
    - i. A number of doors, including kitchen windows and/or screens, need maintenance and/or cleaning. A letter will be sent to all owners suggesting this be done.
  - d. RENTERS – All renters must complete the new “Application for Tenant Occupancy of Unit” and sign to indicate they read the rules, updated in 2017. An email blast (or letter as needed) will be sent to owners as a reminder of this. The rules for Non-Owners are not yet on the website, but will be posted on/after Wednesday when Mark Cox will meet with AMI staff.
  - e. FIRE INSPECTION REPORT – The recent report was reviewed by the Board. Dir. Rigby will check with Wenzel or Alliance re: as well as with AMI Representative Ellis re: “Local only. Call 911” signs needed at each pull station.

**5. OLD BUSINESS:**

- a. PAINTING ELEVATOR ROOM DOORS – An estimate was received from Josh Stiller. Another will also be sought from Dylan/City in Color.
- b. Ms. Rossano in # 104 (Esplanade) has continued concerns about the drain pipe leading from the building to the street. Although the current back-up appears to be caused by an excess of grease and hair, the pipes are old. As such, the Board will have them cleaned/inspected in 2018, and obtain an opinion for whether they can be lined.

**6. OWNERS COMMENTS:** None

**7. DATE OF NEXT MEETING:** The next meetings will be the Annual Members, and Board Meetings, on January 22, 2018 at 10:00 at the AMI Davis Center.

**8. ADJOURNMENT:** The meeting was adjourned at 11:20 a.m.

*Respectfully submitted by Diane Eldon Kenefic*