

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
February 19, 2018

1. **CALL TO ORDER:** The meeting was called to order at 10:04 AM by President, Mary Ellen Lamar at the Davis Centre, 899 Woodbridge Drive, Venice, FL 34293
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** A quorum was present with Mary Ellen Lamar, President; Barry Lozuke, Vice President; Diane Eldon Kenefic, Secretary and Richard Lipinski, Treasurer personally appearing and Paul Rigby, Director via teleconference. Management present: Heidi Hodder, CAM with Advanced Management.
3. **APPROVE THE MINUTES FROM THE January 22, 2018 BOARD MEETING:** A motion was made by Diane Eldon Kenefic, Secretary and seconded by Richard Lipinski, Treasurer to approve the January 22, 2018 Board Meeting Minutes. All were in favor and the motion carried unanimously.
4. **MANAGER'S REPORT:** Please see Attachment (A).
5. **COMMITTEE:**
 - A. Treasurer's Report – Richard Lipinski reported on the January 2018 financial report. The Operating account balance was \$51,613.15 with a Reserve total of \$194,233.67 for a combined total of \$245,846.82. Richard gave a brief summary on the carports stating that \$153,370.77 is owed to Absolute Aluminum. Monies expected from insurance will cover all but about \$600 - \$650. Another \$8,833 could come from the insurance company to the Association due to depreciation. Company to the Association.
 - B. Pool Committee- Mary Ellen reported the light on the flag has been repaired. A replacement bulb is on order for the pool light. The tiles under the upper water level are missing grout. Aqua Doc will submit a proposal for the re-grouting.
 - C. Activities Report - Diane Kenefic reported that Phyllis Lipinski will be taking over the Sunshine Fund and that that there will be a pool party in February.
6. **OLD BUSINESS:**
 - A. Esplanade Roof Leak Report - Barry Lozuke, Vice President reported that Crowther Roofing repaired the drainage system pipe at a cost of \$900.00.
 - B. Insurance on Carport Report – Barry Lozuke, Vice President reported that by no means is there certainty that the depreciation will be refunded but if the contract is accepted it should be sent within a month.
Work on Carport – when work begins, every car must be out from the carport to allow for demolition and rebuilding of the carport; expected to be about 4 to 5 weeks. Notice is needed via an email blast to all owners (AMI) and a notice on the bulletin boards for all residents/tenants.
Future Insurance Coverage – must be for an adequate amount and for replacement cost.
 - C. Next Step in Obtaining Pool Equipment Cover – Proposals for the pool equipment cover are forth coming.
 - D. Alliance Proposal – Heidi Hodder, CAM will look into this with Wenzel and Alliance. Richard Lipinski, Treasurer will contact the Fire Department to confirm this pipe must be repaired.
7. **NEW BUSINESS:**
 - A. Window Leak Reported in 401-C - Advanced Management will send a letter to owner informing them of a water leak under the lanai window that could cause potential damage.
 - B. FEMA Letter/Flood Insurance- Heidi Hodder, CAM with Advanced Management will research if there is an Elevation Certificate on file.

- C. Appoint Fining Committee– **Barry Lozuke, Vice President made a motion that was seconded by Mary Ellen Lamar, President to approve the following members of the Fining Committee: Keith McPherson, Dena Kohlbecker and Charles Bea. All were in favor and the motion carried unanimously.**
- D. Discussion of Fining Solutions – This has been tabled for future discussion.
- E. Consider Solutions for the Problem of Late Applications for Sales/Rentals - This has been tabled for future discussion.
- F. Painting of Building Areas – The hallway walls and ceilings may need painting; also rusted ducts and chases, fire doors into stairwells and the elevator doors. Discussion focused on whether to paint or power wash. Decision was for preparation for painting.

8. OWNERS COMMENTS: None

9. SET DATE OF NEXT MEETING: The next meeting date is scheduled for March 19, 2018 at 10 AM.

10. ADJOURNMENT: **Mary Ellen, President made a motion that was seconded by Barry Lozuke, Vice President. to adjourn the meeting at 12:40 PM. All were in favor and the motion carried unanimously.**

Respectfully Submitted for Diane Eldon Kenefic, Secretary by,

Heidi M. Hodder, CAM

AMI- Advanced Management, Inc.