

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
April 23, 2018

1. **CALL TO ORDER:** The meeting was called to order at 10:06 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 and Richard Lipinski, Treasurer personally, appearing. Diane Eldon Kenefic, Secretary and Paul Rigby, Director via teleconference. Management present: Heidi Hodder, CAM with Advanced Management.
3. **APPROVE THE MINUTES FROM (March 19, 2018 Board of Directors Meeting):** A *motion* was made by Barry Lozuke, Vice President and seconded by Richard Lipinski, Treasurer to approve the March 19, 2018 Board of Directors Meeting Minutes. *All were in favor and the motion carried unanimously.*
4. **MANAGER'S REPORT:** Please see Attachment (A).
5. **PRESIDENT'S REPORT:** Mary Ellen Lamar reported that the Comcast renewal date is in November and other options are being considered. Frontier may be an alternative.

Kevin Wells the Association's attorney is in the process of working on the Amendment changes.

Diane Eldon Kenefic and Mary Ellen Lamar will send out a Welcome Letter one month in advance to tenants before their occupancy.

There was some discussion on repainting the buildings. 7 -8 years ago was the last time the buildings were painted.

Granada unit # 402 window still has a minor leak and a second letter was sent to the owners that the repair must be made by May 15, 2018. As of yet there hasn't been a response from the owner.

The drains in front of the Esplanade building backed up into unit # 104 during the recent heavy rain storm. The Board is suggesting that The drains be inspected via a camera study to determine if this is a single drain issue or not.

VICE PRESIDENT'S REPORT: Barry Lozuke reported that water accumulated in Esplanade building at the door opening of the elevator and that holes were to eliminate the problem.

TREASURER'S REPORT: Richard Lipinski reported on the March 2018 financial report. The Operating balance was \$51,696.13 with a Reserve total of \$200,849.13 for a combined total of \$219,521.41.

6. COMMITTEE:

- A. Building Committee – Mary Ellen Lamar reported that the window in the 4th floor laundry room door was removed and new springs were replaced and the laundry room door was repaired.
 - Richard Lipinski reported that Absolute Aluminum suggested that the carports be cleaned with a hose and not by being pressure washed. Caulking should also be done every ten years.
- B. Grounds/Landscaping – No Report.
- C. Pool Committee – Mary Ellen Lamar stated that Phosphate from fertilizer on grounds has been getting into the pool and it is recommended that individuals rinse off before getting into the pool to eliminate this.
 - Feeder Report – The acid feeder has been replaced and the chlorine feeder has not but will be in the near future.
 - Pool Grout – A *motion* was made by Barry Lozuke, Vice President and seconded by Richard Lipinski, Treasurer to approve the quote from Grande Choice Pool Cleaning to re-grout the pool area in the amount of \$185.00. *All were in favor and the motion carried unanimously.*
 - Pool Heater – Mary Ellen Lamar stated the electric pool heater will soon need to be replaced. There

is no reserve fund specifically for this but Diane Kenefic suggested and Richard Lipinski, Treasurer said other maintenance reserves could be used.

- D. Social Report - Phyllis Lipinski reported that the current balance of \$141.25 is in the Sunshine Fund and \$40 in the Pool Fund.

There was a social on April 19, 2018 with basic hors d'oeuvres and it was fun.

7. OLD BUSINESS:

- A. Report on # 103 The Esplanade – A Violation notice was sent. The Board has resolved this issue.

8. NEW BUSINESS:

- A. Insurance Appraisal - Barry Lozuke, Vice President would like a new insurance appraisal done in May, 2016. Barry also suggests increasing coverage.
- B. New Wind Mitigation Report for Granada Roof- Mary Ellen Lamar, President reported that she instructed Heidi Hodder, CAM to obtain a new Wind Mitigation report for the Granada building.
- C. New Reserve for Pool Heater Replacement – Mary Ellen Lamar, President stated that since the electric pool heater will soon need to be replaced that she recommends a Reserve Fund for this item be established.
- D. Schedule New Reserve Study – Mary Ellen Lamar, President reported a new Reserve Study should be done and asked Heidi Hodder, CAM with AMI to research and recommend companies for this.
- E. Invite Insurance Agent to Fall Board meeting to speak on Present Coverage – The Board would like to invite the insurance agent to the Board meeting in the Fall for either the October or November meeting.

9. OWNERS COMMENTS: None

- 10. SET DATE OF NEXT MEETING:** The next meeting dates scheduled are June 18, 2018 and October 15, 2018 at 10 AM.

- 11. ADJOURNMENT:** Paul Rigby, Director made a *motion* that was seconded by Richard Lipinski, Treasurer to adjourn the meeting at 11:15 AM. *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.