

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
October 15, 2018

1. **CALL TO ORDER:** The meeting was called to order at 9:57 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; Richard Lipinski, Treasurer and Mark Cox, Director.
Management present: Heidi Hodder, CAM with Advanced Management.
3. **APPROVE THE MINUTES FROM (August 9, 2018 Board of Directors Meeting):** A *motion* was made by Diane Eldon Kenefic, Secretary and seconded by Barry Lozuke, Vice President to approve the August 9, 2018 Board of Directors Meeting Minutes. *All were in favor and the motion carried unanimously.*
4. **MANAGER'S REPORT:** *Please see attachment.*
5. **PRESIDENT'S REPORT:** No report.

TREASURER'S REPORT: Richard Lipinski reported on the September 2018 financial report. *Please see attachment.*

6. COMMITTEE:

- A. Building Committee – No report.
- B. Grounds/Landscaping – Mary Ellen Lamar reported that Hazeltine will be trimming the palm trees within the next few weeks.
- C. Pool Committee – No report.
- D. Social Report – Diane Eldon Kenefic mentioned that a pool party is tentatively scheduled for October 27, 2018.

Diane Eldon Kenefic mentioned that “Owner Contact Information Forms” must be updated by all owners who want to be included in the directory.

7. OLD BUSINESS:

- A. Drain Cleaning – Richard Lipinski, Treasurer reported that Florida Pipe Lining Solutions spent two days cleaning the main drain and laterals. The South end did not require cleaning. A hair line crack was discovered on the part of the pipe going out to the street. Florida Pipe Lining is working on finalizing the report.

The leak in the Esplanade 5th floor laundry is needing further repairs and we are still waiting to hear from Scott at Waterproofing Contractors.

- B. Approve purchase of:
Fire Alarm Panels and Monitoring – A *motion* was made by Barry Lozuke, Vice President and seconded by Richard Lipinski, Treasurer to approve the fire alarm panels and monitoring contract with Wenzel Electric. *All were in favor and the motion carried unanimously.*

Pool Equipment Repairs/Replacement – A *motion* was made by Barry Lozuke, Vice President and seconded by Diane Eldon Kenefic, Secretary to approve the replacement of the pool housing and auto fill. *All were in favor and the motion carried unanimously.*

Fire Stair Lights, Esplanade Building – Barry Lozuke, Vice President reported that Best Electric replaced lights in the fire stair.

8. NEW BUSINESS:

- A. Discuss Excess Insurance Proceeds -A *motion* was made by Barry Lozuke, Vice President and seconded by Diane Eldon Kenefic, Secretary to refund proportionately the excess funds remaining from the carport assessment. *All were in favor and the motion carried unanimously.*
- B. Update of property damage by Absolute Aluminum & the Repairs in Progress – Barry Lozuke, Vice President reported that Absolute Aluminum caused damage to the sidewalk when they were installing windows. The concrete has been repaired and the bill for the repair will be submitted to Absolute Aluminum for reimbursement.
- C. Budget and Reserve Discussion:
 - Review and Discuss 2019 Budget – Mark Cox, Director went over the 2019 proposed budget with recommended changes to the Board. The changes will be made and the revisions will be sent to the Board.
 - Discuss Reserve Study – The Board has decided to analyze the assets and will not be having a Reserve Study done.

9. OWNERS COMMENTS: Owners were afforded the opportunity to ask questions.

10. SET DATE OF NEXT MEETING: The following meeting dates have been scheduled: November 12, 2018, January 14, 2019 (Annual Membership Meeting), February 18, 2019, March 18, 2019, April 15, 2019 and May 13, 2019 all meetings will be at 10 AM.

11. ADJOURNMENT: Mary Ellen Lamar, President made a *motion* that was seconded by Mark Cox, Director to adjourn the meeting at 12:30 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.