

**GOLDEN STRAND APARTMENTS, INC.**  
**ANNUAL MEMBERSHIP MEETING**  
**JANUARY 14, 2019**  
**APPROVED 01.13.20**

- A. **CALL MEETING TO ORDER:** The meeting was called to order by President, Mary Ellen Lamar at 10:02 AM at the Davis Centre, Venice, Florida.
- B. **DETERMINING A QUORUM:** A quorum was present with twenty-nine (29) owners. There were nine (9) owners in person and twenty (20) by proxy. A quorum = twenty-one (21). Heidi Hodder, CAM and Nadege St. Brice were also present representing Advanced Management Inc. (AMI)
- C. **PROOF OF MAILING:** Heidi Hodder, CAM with AMI stated that a copy of the Affidavit of Mailing is on file in the official records of the Association.
- D. **APPROVAL OF MINUTES OF LAST ANNUAL MEETING:** A *motion* was made by Diane Eldon Kenefic and seconded by Mark Cox to waive the reading of the last Annual Membership meeting minutes of January 22, 2018 and to approve them as presented. *The motion passed unanimously.*
- E. **REPORTS:**
- **President's Report:** President, Mary Ellen Lamar welcomed everyone and thanked all who attended the meeting. Mary Ellen gave a special thank you to Richard Lipinski for all he has done over the past years. Mary Ellen reported that 2018 was a discouraging year with all the red tide. Several projects for maintenance and repairs took place. The carports were completed in the Spring and partial refunds were given to carport owners due to insurance reimbursements.  
There has been water intrusion around windows in which repairs were made. There were pool repairs and paint repairs that took place in 2018 as well as a roof replacement plan for the Esplanade building. The Board makes every effort to make Golden Strand a great place to live.  
Mary Ellen welcomed all new owners for units: 103A; 504A; 101C; 304C; 501C AND 503C.  
There are many volunteers and a special thank you to Barry & Claire Lozuke; Rich & Phyllis Lipinski; Herb & Jean Jordan; Charlie Lamar; Mark Cox and Keith McPhearson.
  - **Financial Report:** Treasurer, Richard Lipinski reported on the November 30, 2018 financials. The Operating cash totaled \$7,919.77 and the Reserves totaled \$220,765.37 for a combined total of \$228,685.14. Prior years surplus of \$1,227.11 and the current years surplus of \$7,101.18 for a total surplus of \$8,328.29.
  - **Secretary's Report:** Diane Eldon Kenefic announced that the telephone directory has been updated and will be delivered to owners this week. Diane thanked Sheila Williams for organizing the winter social events and thanked the Amundsons for opening up their apartment for the last event.
  - **Manager's Report:** Heidi Hodder, CAM with Advanced Management presented the

Manager's report.

**F. OLD BUSINESS:**

- Treasurer, Ricard Lipinski reported on the back-flow devices. The City has taken over inspecting and repairing the potable backflows. Prior to this change Wenzel and Alliance Fire & Safety were making the repairs. Richard submitted the contact information for the City of Venice to Heidi Hodder, CAM and the Board. Wenzel will continue to maintain the non-potable backflows.

**G. NEW BUSINESS:**

- **Discussion and Vote on Carryover:** Twenty-nine (29) owners were in favor of the carryover and zero (0) were opposed. *The vote on the 2018 carryover passed.*
- **Election of New Board Members:** There was no need to have an election as there were only three people running for the three expired terms. William Kohlbecker, Mary Ellen Lamar and Mark Cox will all serve two-year terms.
- **Unit Owner's Comments:**  
Phyllis Lipinski reported that the Sunshine Club has a balance of \$136.25. The Sunshine Club is money collected from donations which is funded by owners. The fund is used to purchase Get Well Cards, Sympathy Cards, Flowers and Gifts. The Pool Party Fund has a balance of \$40.00 which is funded by donations. Phyllis thanked Diane and Richard Kenefic for their donation of paper and plastic goods in the fall.

**ADJOURNMENT:** With there being no further business to come before the membership, a *motion* was made by Mary Ellen Lamar and seconded by Richard Lipinski to adjourn the meeting at 10:27 AM. *The motion passed unanimously.*

Respectfully Submitted for the Secretary,

Heidi M. Hodder, CAM