

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
March 18, 2019

1. **CALL TO ORDER:** The meeting was called to order at 10:03 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; Mark Cox, Treasurer; and William Kohlbecker, Director in person and Diane Eldon Kenefic, Secretary via conference call. Management present: Heidi Hodder, CAM with Advanced Management.
3. **APPROVE THE MINUTES FROM (February 18, 2019 and February 25, 2019 Board of Directors Meeting):** A *motion* was made Diane Eldon Kenefic, Secretary and seconded by Barry Lozuke, Vice President to approve the February 18, 2019 and the February 25, 2019 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:** Mary Ellen Lamar reported that she, Mark Cox and others have discussed ways to save money on the roofing bids by having the proposals modified. The air conditioning and engineering contractors have reviewed the way the air conditioners are attached to the roof. It has been determined that there is concrete in some areas of the roof and not in other areas. The idea of using a stabilizer bar for attaching the A/C units is being looked into.

Mr. Barre's unit water leak is a result of old cast iron pipes that go to the drains and have split. There is a possibility of re-piping all ceiling pipes.
6. **TREASURER'S REPORT:** Mark Cox reported on the financials. The \$61,700.00 in the Esplanade Roof Reserve is less than half of the estimated repair costs. *(See attached)*
7. **COMMITTEE:**
 - A. Building Committee – Mary Ellen Lamar reported that there are no issues with the Granada building.
 - B. Grounds/Landscaping – Mary Ellen Lamar reported that Hazeltine is doing a good job. Barry Lozuke reported that trimming of the palms at the Esplanade wall is needed and there are two dead plants at the Esplanade building that need to be replaced.
 - C. Pool Committee – Mary Ellen Lamar reported that there have been issues with solar panels leaking at the pool. Seven of the solar panels are under warranty, but five are not and are old and starting to leak; one is beyond repair and others are not far behind. There is also a new swan in place.
 - D. Social Report - Diane Eldon Kenefic reported that the pool party on February 19th was well attended and so was the KMI meeting at the library. The next pool party is scheduled for March 21, 2019.
8. **OLD BUSINESS:**
 - A. Report on roof drain inspection – Mark Cox reported on the leak at the Barre's unit and the cause being due to the roof drains. There is one vertical pipe where all the roof drains connect. Walter McMillen, the plumber, was out looking at the drain system and determined the drain system may be replaced with PVC leading to the vertical pipe in the electrical room at the very preliminary estimate of \$3,000.00. If the drains above the Barre's ceiling could be rehabilitated for \$5,000.00 or less with other complications being minimal, staying with the roof drain system is preferable to converting to the gutter system- currently the bid is at about \$18,000.00. Further investigation and plumbing bids are pending.

A *motion* was made by Barry Lozuke, Vice President and seconded by William Kohlbecker, Director to move forward to rehabilitate and repair the drains above units 502 and 503 contingent upon the costs coming within the expected \$5,000.00 range. *All were in favor and the motion carried unanimously.*

- B. Consideration of Approval of the Esplanade Roof Bid – Mary Ellen Lamar. President reported that this is still on hold pending further evaluation. As explained by Mark Cox, the cost of providing new A/C racks and the associated attachment issues was quoted as \$36,000.00 in the current roof system bid. The key issue delaying the roof project is the determination of the rack attachment method. It will be verified that the existing East/West racks are anchored in the concrete below them. The existing North/South racks will be anchored to sections of angle iron which are then attached to a fire wall and one of the steel bar joists. The revised A/C rack plan and attachment method is currently being incorporated into the bid specification. Since the racks are not being replaced and the A/C units are not being detached and reattached to the racks, we are hopeful the quoted cost for the A/C portion of the roof system will be considerably less. After the A/C plan and any changes to the roof drain plan are documented and returned to the low bid roofer and the A/C vendor, we will receive the revised bids for the entire roofing system. Karins Engineering recommended we not rebid the project with the confidence that Advanced Roofing, the low bidder, will fairly evaluate these changes to adjust the bid price downward. The consensus of the Board continues to be to wait for further information before approving the roof system contract.
- C. Painting & Restoration Bids – Mary Ellen Lamar, President reported that a future assessment will be needed. Due to the extent of recent water intrusion repairs, three qualified restoration & painting companies were solicited to evaluate the issue. All three contractors advised we should be considering restoring, resealing and painting the building on a schedule closer to six or seven years as water damage markedly increases as sealants fail. Our last building painting was in early 2010. All three companies were then requested to submit bids for consideration. Based on contractors' recommendations, the Board should strongly consider a restoration and painting project no later than this Fall. A Considerable assessment will be required.
- D. Consider Timing of Special Assessment Meeting – Mary Ellen Lamar, President reported that a notice for the Special Assessment will be sent two weeks in advance of the meeting.

9. NEW BUSINESS:

- A. Pool Solar Panel – A *motion* was made by Mark Cox, Treasurer and seconded by William Kohlbecker, Director to approve the replacements of solar panels not to exceed \$2,500.00. *All were in favor and the motion carried unanimously.*
- B. Rental of Unit 103 C – A *motion* was made by Barry Lozuke, Vice President and seconded by Mark Cox, Treasurer to suspend further consideration of the rental application for unit 103-C, (tenant name Hicks for the rental period of Jan 1, 2020 – February 29, 2020) until the car is removed. *All were in favor and the motion carried unanimously.*

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

11. **SET DATE OF NEXT MEETING:** The next Board meeting is scheduled for May 1, 2019 at 10 AM.

12. **ADJOURNMENT:** Mary Ellen Lamar, President adjourned the meeting at 10:56 AM.

Respectfully Submitted for Diane Eldon Kenefic, Secretary by,

Heidi M. Hodder, CAM

AMI- Advanced Management, Inc.