

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
April 11, 2019

1. **CALL TO ORDER:** The meeting was called to order at 10:01 AM by Vice President, Barry Lozuke 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; Barry Lozuke, Vice President and William Kohlbecker, Director in person. Diane Eldon Kenefic, Secretary and Mark Cox, Treasurer were present via conference call.
Board member absent: Mary Ellen Lamar, President
Management present: Heidi Hodder, CAM with Advanced Management.
3. **APPROVE THE MINUTES FROM (March 18, 2019 Board of Directors Meeting):** The Board agreed to defer consideration for approving the March 18, 2019 Minutes until the next regular Board meeting.
4. **MANAGER'S REPORT:** The Board dispensed with the Manager's report.
5. **PRESIDENT'S REPORT:** The Board dispensed with the President's report.
6. **TREASURER'S REPORT:** The Board dispensed with the Treasurer's report.
7. **COMMITTEE:**
 - A. Building Committee – The Board dispensed with the Building Committee report.
 - B. Grounds/Landscaping – The Board dispensed with the Grounds/Landscaping report.
 - C. Pool Committee – The Board dispensed with the Pool Committee report.
 - D. Social Committee – The Board dispensed with the Social report.
8. **OLD BUSINESS:**
 - A. Reconsideration of Rental Application for 103-C Granada – A *motion* was made by Diane Eldon Kenefic, Secretary and seconded by William Kohlbecker, Director to rescind the action taken at the March 18, 2019 Board of Directors meeting and to give a conditional approval as long as the automobile is removed within the next sixty days. *All were in favor and the motion carried unanimously.*
 - B. Solar Panels Proposal – A *motion* was made by Diane Eldon Kenefic, Secretary and seconded by William Kohlbecker, Director to rescind the action taken at the March 18, 2019 Board of Director's meeting and to approve the installation of five new solar panels. *All were in favor and the motion carried unanimously.*
9. **NEW BUSINESS:**
 - A. Consideration of Special Assessment- Roof Project – A *motion* was made by Mark Cox, Treasurer and seconded by Diane Eldon Kenefic, Secretary to impose a Special Assessment in the amount of \$3,213 for two-bedroom units and \$2,371 for one-bedroom units with a notice mailed to all owners with a payment due in thirty days. *All were in favor and the motion carried unanimously.*
 - B. Discussion of proposed Painting & Restoration project and the likely Special Assessment – Barry Lozuke, Vice President discussed the intrusion of cracks and leaks of the buildings which have cost in excess of \$100,000 for repairs over the past several years. With new leaks the buildings need to be sealed and painted this year which will result in a future Special Assessment.
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: A *motion* was made by William Kohlbecker, Director and seconded by Diane Eldon Kenefic, Secretary to adjourn the meeting at 10:35 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.