

GOLDEN STRAND APARTMENTS, INC.

BOARD OF DIRECTORS MEETING

July 29, 2019

APPROVED 10.14.19 BOARD MEETING

1. **CALL TO ORDER:** The meeting was called to order at 10:01 AM by President, Mary Ellen Lamar.
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** A quorum was present with Mary Ellen Lamar, President, Diane Eldon Kenefic, Secretary and Mark Cox, Treasurer present via cell phone conference calls, as well as Barry Lozuke, Vice President and William (Gerry) Kohlbecker, Director, present in person;
Proper notice was given with the timely posting of the agenda prior to this meeting.
3. **APPROVE THE MINUTES FROM PREVIOUS MEETINGS:** *A motion was made by Diane Eldon Kenefic, Secretary and seconded by Mark Cox, Treasurer to approve Minutes from the May 13, 2019 Board of Directors Meetings. All were in favor and the motion carried unanimously.*
4. **PRESIDENT’S REPORT:** This was deferred to specific items below.
5. **TREASURER’S REPORT:** Mark noted that half of the Special Assessment funds were credited to the Granada Roof reserves, which is being corrected. The Operating Balance and Reserve Funds spread sheets from the new management company, Sunstate, appear to be a month behind. Mark will work with Sunstate on this. Mark Cox noted, that as previously approved by the Board \$13,752 was recently transferred from the “Other Capital Expense Reserve” account to the Operating account to pay the upfront portion of the annual Insurance premium for our buildings. He recommended the funds be transferred from the Operating account back to the Reserve account at the rate of \$1,375.20 per month for 10 months beginning July, 2019. **Barry Lozuke, Vice President, moved to accept this recommendation, which was seconded by Mark Cox, Treasurer’s. All were in favor and the motion passed unanimously.**
6. **COMMITTEE REPORTS:**
 - a. **Building Committee:** Deferred as below.
 - b. **Grounds/Landscaping:** Barry reminded the Board that all plantings interfering with the painting project must be removed by the Association, per the proposals. Barry will also check on whether trimming was done to the palm tree on the East side of the Esplanade building.
 - c. **Pool Committee:** Routine care -- all is fine.
 - d. **Social Committee:** No Activity/Events
7. **OLD BUSINESS:**
 - a. **Review Esplanade Roof Project:** Barry briefly outlined our current status with the roof project, with Mark providing additional detail. The project is down to “punch list items:” The downspouts on the west side of the building do not properly drain the water away from the building; on the punch list for roofers to deduct: drywall repairs, carport repair, and replacement of the awning. Karins Engineering has issued several field reports detailing all the remaining issues.
Mary Ellen thanked Gerry and Dena Kohlbecker for cleaning up water damage on the 5th floor, resulting from unexpected rain while the roof was not fully protected. The second major payment is due; 10% will be held at the end.

- b. **Drywall repair proposal:** Discussion took place regarding the repair of The Esplanade 5th floor ceiling dry wall. Some drywall was removed to help with the AC rack attachment issue and other damage was caused by the roofers. Arrangements are made for the repairs.
- c. **Awning Repair:** The awning for the Esplanade building was damaged by the roofers. There was consensus to purchase awnings for both buildings which will be installed after the buildings are repainted in the fall. (Nov. or Dec.) The approximately \$13,000 for the second awning, will be charged to the building restoration reserve account.
- d. **Carport Damage:** A small dent was caused by the roofing truck. A bid is being obtained from Absolute Aluminum, the company that installed the carport, and the cost will be deducted from the final payment under the roofing contract.

8. NEW BUSINESS:

- a. **New ARC form for approval:** This form was designed by Mark Cox to include a summary of the conditions of approval (including information from the Declaration of the Condominium) including renaming the form in accordance with wording used in the Declaration. Additional suggestions were made. **Barry Lozuke made a motion, seconded by William (Gerry) Kohlbecker to approve the new form to be used for owners to request approval for alterations to their units. All were in favor and the motion passed unanimously.**
- b. **ARC Request by new owners of Granada 401 for hardwood flooring, which does provide for the appropriate sound proofing materials. Mark Cox, Treasurer, moved to approve the request submitted. Barry Lozuke seconded. All were in favor and the motion passed unanimously.**
- c. **Website Development Progress:** A website is being designed for the Golden Strand. Herb Jordan is taking photos to be included. Everyone is encouraged to go on line to see other sites (especially Bella Costa, per Mary Ellen) for preferences of information to be included.
- d. **Painting/Restoration Project:** Mark summarized points of the building restoration and painting project. Considerable expense was incurred in 2016 through 2018 to repair water intrusion damage. Mark initiated several meetings with area general contractors recommended by Karins Engineering to determine the next steps to address issues of repairs. Mark and Mary Ellen met with 3 contractors in the spring who uniformly advised the buildings were well past due for complete restoration and painting. Mark subsequently met with a 4th contractor. They noted that performing numerous spot water intrusion repairs is quite expensive and generally indicates a broader problem. All contractors, as well as Karins Engineering, were consistent in their recommendation for a complete building restoration for buildings along the Gulf that must be completed on a seven or eight year cycle to avoid significant water intrusion issues and potentially very expensive structural damage and repairs. Bids were solicited from D & D Painting & Restoration Company, Concrete Painting & Restoration LLC (CPR), Artistry Painting Company and RL James. RL James did not bid. All 4 companies were recommended by Karins Engineering as companies with competence on these types of projects and had successfully completed similar jobs on area buildings. Karins had some oversight and direct involvement in these area projects.
Mark continues to work with the companies to insure the bids are consistent regarding the proposed scope of work. This includes power washing, concrete and stucco repairs, and priming and painting all surfaces of the buildings, including the laundry rooms, all service doors, elevator frames etc. At the recommendation of the contractors, the sealants on all weather exposed windows will be removed and replaced with new sealant, which should eliminate water intrusion damage from older windows, which should be repeated each paint cycle, every 7 – 8 years. Some hallway window sealants will also be replaced as required.

Gutters & downspouts will not be painted. Some badly rusted hallway sheet metal panels will be replaced if more practical than refurbishing. It was decided to defer needed restoration of the hall and stair railings until next summer since including that work would increase the length of the overall restoration project by another 2 – 3 weeks into the time when higher occupancy is expected. These can be restored next summer without incurring any significant differential in mobilization costs of crews and equipment as compared with the combining the project with the overall building restoration.

In response to the questions from Barry, Mark further explained the restoration painting specifications are provided by the paint and sealant manufacturers and paint company Representatives will be here several times during the project to oversee the work to insure proper preparation and painting of the building. They are heavily involved due to manufacturer warranties. D & D cannot meet our time frame for completion; the other 2 companies can finish by January, 2020. Artistry was selected.

Further, Mark advised that Karins Engineering was requested to submit a consulting agreement to assist in overseeing the restoration project. Here, Nick Dunning joined the call as requested. He confirmed the competency of the 3 bidders, noting all bids included a unit cost of concrete and stucco for water intrusion repairs, -- typical and appropriate for a restoration project. Nick answered some questions by Barry regarding the form of contract and other issues. Nick further confirmed that although Karins can review the prep & painting specifications, the manufacturers' specifications should be relied upon to be appropriate. **Mark Cox, Treasurer, moved to approve the proposed contract with Karins to provide oversight on the Painting & Restoration project. This was seconded by Barry Lozuke, Vice President. All were in favor and the motion passed unanimously.**

- e. **Window Specifications:** Mark expressed concern about window tinting not matching due to different color glass being used. Nick Dunning suggested (as with other Condo Associations establishing more formal window standards) they compile a booklet for owners to insure better consistency. Mark advised he had asked Karins to propose a consulting contract establishing window specs for the Golden Strand, which was previously provided to the directors to consider. This agreement was limited in scope and would focus on technical specs, requiring added work by the directors to incorporate standards regarding styles. Nick Dunning further explained the proposed consulting agreement had a proposed flat fee of \$1,200, which Mark recommended approving. **Barry Lozuke, Vice President, moved, seconded by Diane Eldon Kenefic, Secretary to proceed with the window specification package for owners. All were in favor and the motion passed unanimously.**

9. OWNERS COMMENTS: Owner present (Herb Jordan via telephone) was afforded opportunity to ask questions.

10. SET DATE OF NEXT MEETING: August 5 at 10:00

11. ADJOURNMENT: President Mary Ellen Lamar adjourned the meeting at 11:48 PM.

Respectfully Submitted by *Diane Eldon Kenefic*, Secretary