

GOLDEN STRAND APARTMENTS, INC.
BOARD OF DIRECTORS MEETING
October 14, 2019

APPROVED 11.11.19 BOARD MEETING

1. **CALL TO ORDER:** The meeting was called to order at 10:04 AM by President, Mary-Ellen Lamar in the office of Sunstate Management Group, 228 Ponce de Leon, Venice, FL 34285.
2. **CONFIRM A QUORUM IS PRESENT AND PROPER NOTICE WAS GIVEN:** A quorum was present with President Mary Ellen Lamar, President, Barry Lozuke, Vice President, Mark Cox Treasurer, Diane Eldon Kenefic, Secretary, and William (Gerry) Kohlbecker in person. Proper notice was given with the timely posting of the agenda prior to this meeting.
3. **APPROVE THE MINUTES FROM THE JULY 29, 2019 AND AUGUST 5, 2019 BOARD OF DIRECTORS MEETING AND AUGUST 20, 2019 SPECIAL ASSESSMENT MEETING – MOTION** made by Diane Eldon Kenefic and seconded by Mark Cox to approve the minutes of July 29, August 5, and August 20. Motion passed unanimously.
4. **PRESIDENT’S REPORT** – Mark is still working with painting contractors, a walk around was done this morning.
5. **TREASURER’S REPORT** – As attached to these corporate records, Mark Cox gave the report. There are three owners that are not current on assessments, late notices have been sent.
6. **COMMITTEE REPORTS** –
 1. **Building Committee – No report.**
 2. **Grounds and Landscaping** – There are trees that need to be trimmed on the north end of the building. The trees on that end are close to the power line, and they cannot be trimmed by law. Those trees may need to be taken down in the future.
 3. **Pool Committee** – There were two leaks in the solar panels in one week. It is believed that all the panels had been replaced.
 4. **Social Committee** – Saturday, November 9th, 2020 a pool gathering is planned.
7. **OLD BUSINESS:**
 - a. **Status of Restoration Project** – Mark Cox reported. They will be cleaning the windows – taking the paint off. The condensate panels will be in on Friday and will be replaced as planned. The front building has not been done yet. All walls and ceiling will be painted in the first-floor laundry room in the Esplanade Building. The storage ceilings will be fixed on the 5th floor. The new electric fixtures are in and will be done at the very end of the project. The windows will also be cleaned at the end. **MOTION** made by Mark Cox and seconded by Gerry Kohlbecker to approve the amendment to have the company go ahead and restore and paint the handrails. Motion passed unanimously. Discussion was had regarding the fire signs, code compliance signs for the fire doors, and the lettering. This will need to be done once the restoration project is complete. The Granada Building 1st floor fire door up the interior stairway may need a new latch. It cannot be easily opened from the inside.
 - b. **Approval of Restoration Amendment to include Handrails** – was voted on under Status of Restoration Project.

- c. **Status of Window Specs** – Mark Cox gave the report. He spoke with PGT and Karin’s engineering. An initial draft has been received from Karins. Owners of one bedroom units will have two optional window designs that will be approved for replacement of living and lanai windows. Discussion followed.
- d. **Owner Information and Directory** - Diane Eldon Kenefic reported. When the private owner directory is updated, the form that is being distributed by Sunstate does not have all of the information she needs. Diane to work with Lynn to update the form. Anyone who has an updated name, phone or email, needs to change that with Sunstate Management in writing. Lynn will update the Board of Directors.
- e. **Status of Website** – Lynn reported that it is good to go. Any updates are done through Sunstate’s webmaster and will go through Lynn. At this point, there is no way for an owner to pull up their personal account through the website. The Board will be sending Lynn some contracts and other things to go on the website. The password for the owners only section will be sent to the owners by Lynn. Discussion was had regarding the elevator certificates. AMI did not give them to Sunstate, they received them because AMI paid the bill. AMI returned them to sender, but Lynn has filed the necessary paperwork to get replacement certificates.

8. NEW BUSINESS:

- a. **Discussion of 2020 Budget including Reserves** – Mark Cox gave an extensive report on the proposed budget. **MOTION** made by Mark Cox and seconded by Diane Eldon Kenefic to have Florida Pipeline or other plumber to come out clean the main line in the Granada building. Motion passed unanimously. Mary Ellen Lamar would like the Insurance Agent to come out to the February 2020 meeting and speak to the Board and Membership to go over and review and explain the insurance. There will be an increase in the assessments this year. The Assessment for a 1 bedroom would be \$400/month and a two bedroom would be \$542. The mailer will need to go 14 days in advance of the November 11th meeting. **MOTION** made by Mark Cox and seconded by Barry Lozuke to approve the budget for mailing to the membership with the couple of changes that Mark discussed. Motion passed unanimously. Discussion was had regarding mailing the budget with the first notice. The board would like the information printed double sided.
 - b. **Approval of Roof Maintenance Agreement** – The Association received a proposal from Advanced Roofing for a roof maintenance agreement for inspecting and maintaining both roofs for \$1500/year for the first 5 consecutive years. It will be an annual inspection. **MOTION** made by Barry Lozuke and seconded by Mark Cox to approve this maintenance contract from Advanced Roofing. Motion passed unanimously.
 - c. **Plumbing Issues** – were discussed previously.
 - d. **Wall Signs, Decorations, etc.** - Barry Lozuke asked that this be put on this agenda. He wants to not replace the door numbers that are affixed, but maybe establish a limitation on what can be put into the walls, and what size is appropriate. An eblast is to be sent to remind homeowners of what they are responsible for – screens, door handles, etc.
- 9. OWNERS COMMENTS** – An owner asked if the Association would be putting numbers on those doors that do not have numbers. The Association is not.

10. NEXT MEETING: November 11, 2019 at 9:30 am at Sunstate Management Group, 228 Ponce de Leon, Venice.

11. ADJOURNMENT: Meeting was adjourned at 12:36 pm.

Respectfully Submitted by *Lynn Lakel*, LCAM