

ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

Tuesday, March 19, 2019

Meeting held at Island Park Clubhouse, 930 Cooper Street, Venice, FL

Call to Order: Meeting was called to order by Scott Johnson at 10:03am. Proper notification was given.

Determination of Quorum: Scott Johnson and Carla Rozell were present in person. Richard Herrema was absent. A quorum was established.

Reading and Approval of Minutes: Scott MOTIONED to accept the Organizational Meeting Minutes of 1/22/19. Carla seconded. All in favor. MOTION carried.

Officer's Report: Carla presented her report as follows:

- There has been a change in both management (Sunstate) and maintenance (Rob Odeh).
- Rob has pressure cleaned Bldg. #1, #3 and #4. Bldg. #2 is scheduled next. The sidewalks and garbage enclosures were also pressure cleaned.
- The elevators have been cleaned.
- Pool heater sensor has been lowered. Rob contacted the heater company and found the repair was covered under warranty.
- The raised sidewalk has been removed and re-poured. The other raised areas were able to be addressed by grinding. The vendor is keeping an eye on any future issues.
- 6 trees around Bldg #1 were removed and 6 Areca palms were planted.
- Alarms were tested.
- Bulk Comcast has been terminated effective 2/1/19.
- Rob has replaced the light sensor in Bldg #2 garage.
- Pressure cleaner and scrubber had to be repaired.
- The water pressure booster is still being reviewed. Michael, from Bldg #4, is heading up the project.
- Sump pumps for Bldg #2 & #4 is still being reviewed as standing water is still occurring in the elevators.
- Adding hot water to the pool shower has proven to be complicated and expensive.
- The current spending is under budget.
- Found an error in pool supply invoice. Invoiced for \$1,900+ when should have been \$19.

Scott presented his report as follows:

- He mentioned that he and Carla accompanied the Fire/Sprinkler for the annual fire inspection. Scott noted that there were sprinklers that had paint over them. This time the Association is going to pay for the last time. In the future homeowners will be responsible for the replacement for sprinklers painted over as homeowners should **make sure this doesn't occur**. Also, the smoke detectors are good for up to 10 years. Homeowners should check theirs.
- The call buttons inside and outside the elevators need to be checked and repaired as needed. Elevator company to inspect.
- The catwalks were painted with poor quality paint by the developer and peels every time it gets pressure cleaned.
- Rob is going to paint the stairwells, as needed, and is scheduling the pressure clean every two months.
- While Rob was sick, Don and Scott emptied the dumpsters. Bldg. #2, especially, had loose garbage all over. Trash needs to be bagged and the bag tied to avoid this issue.
- When going to do renovations, residents need to get approval. Also, need to notify the neighbors that there may be noise associated with renovation.
- The Board is still in the discussion state regarding a cage for bikes.
- **Scott is going to purchase a new 43" tv for the clubhouse.**

Owner's Comments:

- **It was suggested to get "no trespassing" signs.**
- Bikes could be taken to police station to have them registered. Also, take seat off when not in use.
- PM to email blast that owners must let management know which bikes are theirs. If not claimed in 30 days can be removed.
- PM to work on upcoming insurance renewal, which is coming up June 2019.
- **The Board is looking into the roadway....seal or resurface.** There are areas that have been patched.
- The sign at the corner is in bad shape. PM to review.
- The builder next door is expecting be finished with the development by the end of 2019. Once complete the Association expects there to be landscaped along the property line. The road running long way to their property belongs to the developer.
- A request was made to elongate the existing pool fence.
- The two sets of stepping stone at Bldg #2 and #3 are breaking and lifting. The Board is looking into replacing with sod as paver stones will continue to break and lift. Some homeowners stated they use the paths.
- It was requested the PM put the chemical makeup of the fertilizer on the website.

- Richie Huttner has agreed to set up the social committee. It was suggested there be game night on Wednesdays from 6-7:30pm.
- PM to have Joann send current email list to Carla.
- PM to see if website is up and running.
- Light post is off at Bldg #1.

Next Meeting Date: April 16, 2019 at 10am.

Adjournment: Scott MOTIONED to adjourn. Carla seconded. All in favor. MOTION carried.

Meeting adjourned at 11:05am.

Submitted by:

Sarah Comrie, LCAM

Sunstate Management