

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOD MEETING
Wednesday February 16, 2022, via
Zoom Conference Call

APPROVED

The BOD Meeting was held at 1:30 pm, via Zoom conference call.

Call to Order: With proof of notice and quorum present, Marilyn Stawecki, President called meeting to order at 1:34 PM

Present: Board Members – Marilyn Stawecki, Carla Rozell, Troy Yeager, Jim Russell and Dennis Fisher were present. From Sunstate Management Group – Lynn Lakel and Thomas Jason.

Approval BOD Minutes

Dennis made a motion to waive reading and approve the Organizational minutes from January 19, 2022, Organizational meeting minutes. Troy Seconded the motion. Motion Passed unanimously.

Officer's Reports

- **President's Report**- Welcome to all of the members of the new Board and all of the Owners present. Please make sure that you pick up a copy of the newly approved Documents from one of the Board members in each building. The pond remediation was a bigger repair than first anticipated. All of the work is complete, and this should prevent any more erosion. A detective from the VPD was at the property today and advised that the Association is doing all that they can to prevent bike thefts. He advised that Owners could keep their bikes inside their units. Please communicate any actionable items via email through Sunstate. This will allow the entire Board to review and be able to act on these items.
- **Treasurer's Report on Financials** – There is a fire Panel needed on Building 4 and it is on back order. All 4 building roofs have been sealed against rodent and completed wind damage of the Facia. We are in the process of getting an appraisal and reserve study. This will be needed for Insurance costs. Insurance costs will probably be going up 20%. The project for waterproofing is still outstanding and the Lighting project as well. There is still a lot of research needed for these projects.
- Vice Presidents Report – Nothing to Report
- **Secretary's Report** – As the number of active projects is increasing and to insure they are properly prioritized, all owners please forward project requests to Sunstate, who will then forward to all Board members. Jim is drafting a project matrix, including criteria, to aid the Board in prioritization of the projects. By using Sunstate as the central receiver of project requests, this will insure all projects are added to the matrix. Jim strongly recommends a structural evaluation by a licensed professional engineer (PE) be performed. On his visual survey of all 4 buildings he noted that there were sections of the garage roofs where water erosion has resulted in exposed rebar, eroded concrete and colored stains on the garage floors – all indicators of water intrusion from above. He also noted that in 2 buildings it appears that the concrete slabs may have shifted as one slab is lower than its neighboring slab. Since the cause of the unevenness is undetermined - was the building constructed this way or has it shifted - I strongly support a structural analysis by a PE.

- Directors Report – Nothing to Report

Management Report

- Lynn Lakel is back on board as the Manager and is getting the bids for the reserve study and the Insurance Appraisal quote is still outstanding.

Unfinished Business

- Bike Thefts - This was covered in the **President's** report. Please keep the Bikes in the units to eliminate the thefts of Bikes. Chains that are upgraded can assist as a deterrent. There is a thought that the Association could install heavy duty anchors for a heavy duty Bike lock system. *Marilyn made a motion to allow Owners to install a heavy duty anchor near the Association install anchor at their own risk and expense. Motion was seconded Dennis. Motion passed unanimously.* In the event of a theft or similar incident, owners are allowed to view the surveillance video and download any pertinent information for the police
- Property Update – Covered in the Treasurers report.

New Business

- Waterproofing Quotes – We are still awaiting the quotes for waterproofing. Jim to forward updated quote from Charlotte County Painting and Resurfacing to Sunstate as the original quote over-stated the cost of the project by \$105,000.

Any other issue to come before the Board-

- Questions regarding the palms near building one. **We are looking for better alternatives to replace the overgrown Washingtonians which are now striking the building during windy times**

Unit Owner Input

- Barb – question regarding the email process for the Board members. If the email goes to Lynn@sunstatemanagement.com it will allow for all Board members to review all the information.
- Linda – Special thanks to the Board for at least looking at a way to slow down these Bike thieves in the area.
- Cam – Can the outside water be heated for the outside shower. Can we change the door configuration for the storage lockers? The cost of changing the door around can range from \$500 to over \$2,000 dollars. If the door can be changed it will work, but the frame can no be touched. We have to look into getting hot water lines to the shower by the pool area. Dennis will look into it.
- Stephen – I have volunteered to put together an owner list for information. The contact information for Stephen is Stephen.ulrey@sbcglobal.net . Please send owner information to him regarding the owner information list.
- Question regarding the use of the clubhouse. The website states that the clubhouse is closed due to covid concerns. The Board would have to remove the closure of the clubhouse. Lynn will remove the notice from the website that the clubhouse is closed and the use of the clubhouse would return to normal usage.
- The documents have been updated, we need to make sure what version of the Bylaws is on the website.

Next Regular Board meeting – March 16th, 2022, at 2:00 pm at the clubhouse.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 2:36 PM

Submitted by:

Lynn Lakel, LCAM

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.