

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.  
MINUTES OF THE BOD MEETING  
Wednesday April 20, 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 1:32 PM

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

Approval BOD Minutes

*Carla made a motion to waive reading and approve the Board meeting minutes from March 16, 2022. Jim Seconded the motion. Motion Passed unanimously.*

Officer's Reports

- **President's Report**- The reserve study is pending, and it has been backed up due to covid and the surfside building collapse. Insurance is not pressing on the reserve study, but they are waiting for the appraisal. The engineering study is being completed and we are going to need to make repairs as needed per the report. Big thanks to Jeanie for the organization of the water heater replacement for the owners, this was helpful. There are 2 extra pieces of exercise equipment, and they should be removed by the end of April. If they have not removed them by then, we will have them removed and have them billed back to the Owner. Some of the Owners have expressed that the equipment is wanted, but the issue is space and how would it fit in the clubhouse.
- **Treasurer's Report on Financials** –Have been through the March spending and we are slightly over budget. This was due to palm tree trimming and pressure washer repair. The replacement of Palms that are needed should proceed ahead and will be used from the reserve line item. This spending should be held off until a full reserve study is completed. Lengthy discussion regarding the usage of funds, discretionary spending and what is in the reserve. *Marilyn made a motion to approve the \$2,500.00 expenditure for replacing the palm trees. Carla Seconded the motion. Motion passed 3 to 1.*
- Vice Presidents Report – Nothing to report
- Secretaries Report – Will be handled in unfinished business.

Directors Report – Pool and shower estimates for hot water have been received. There were 3 estimates that were received. 2 estimates included the plaster repair. 1 estimate did not include the plaster work. The estimates ranged from \$850 - \$3000 dollars. *Dennis made a motion to approve the \$850 bid from AirMan for shower installation at the pool and include the installation of a new hot water heater for approximately \$600-750. Carla Seconded the motion. Motion passed unanimously.* I have found chemical cleaner that we could use for the windows, it is hands free and very easy to use. I will do some more research and see what is needed to clean all of the windows at the buildings. Post meeting note: Although a motion was approved for shower/hot water installation this vote is no longer valid due to no permit being acquired. These items will therefore require rebidding and another vote.

## Management Report

- Lynn Lakel - The reserve study and Insurance appraisal is ongoing. The pool sign is repaired and has been installed. A walk around with Marilyn was completed before she left, and letters have been sent out. The webmaster will remove the covid notice on the clubhouse area of the website.

## Unfinished Business

- Review and Adoption of new pool rules - *\*\*Marilyn made a motion to approve and adopt the new pool rules. Jim Seconded the motion. Motion passed unanimously.\*\**
- Review Rules and Regulations and amendments prior to legal review – Document will be sent for legal review.
- Board spending cap – This is cancelled, not need for this, covered in the AOI.
- Pool shower and estimates – This was covered in the Directors report.
- Back pool gate- needs a new lock on the gate and Mare is working with Rob to find the best lock needed.
- Terms for Board members - Marilyn Stawecki 1 year, Carla Rozell – 1 year, Troy Yeager – 1 year and Dennis Fisher and Jim Russell – 2 years
- Stairwell Doors – All are in good working order now.
- Dryer Vents - The issue has been tabled and could be put back on the Agenda for late Summer or fall when more owners are present. Suggestion was made that Island Park schedule and complete cleaning of vents, then bill owners.
- Venice Fire Inspection – corroded fire sprinklers?
- Check Keys for the Knox Box – this is done by Rob periodically for access to all units.
- Elevator Inspection – Should be done in the summer and all expire August 1<sup>st</sup>.
- Annual fire and Safety Inspection – will be completed in October.
- Reserve study update – Jim recommended a study every 3 years. Carla recommended 5 years. Jim made a recommendation to include an update period of the reserve study in Rules and Regulations. This suggestion was not supported.

## New Business

- NONE

## Any other issue to come before the Board-

*Motion to approve car wash area was made by Marilyn. Motion was seconded by Jim. Motion passed unanimously.* Post meeting note: Although a motion for installation of a car wash hose connect was passed, this vote was also no longer valid as the vendor is not able to acquire a permit. This item is to be bid again with this requirement and another vote will be required.

## Unit Owner Input

- Linda – Someone mention spigot by clubhouse, is there a possibility for lock for it. Do we need a permit for the Hot water heater? Full Crystal is a fuller brush product. The condition of the pool pond. Could the fountain be causing more water to evaporate?
- Kim – Thanks for all the hard work. Elevator had an issue when I tried to use. Visitor went into clubhouse to do a conference call and the light switches need to be marked as exterior and interior lights. We need to make sure that umbrellas are lowered when not in use.
- Linda - should we put a sign on the gate or on the tables to close the umbrellas when not in use?

Next Regular Board meeting – June 16, 2022, at 1:30 pm via Zoom Conference Call.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 3:16 PM

Submitted by:

Lynn Lakel, LCAM

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