

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOD MEETING
Wednesday October 19, 2022
Via Zoom Conference Call

The BOD Meeting was held at 2:00 pm, via Zoom conference call.

Call to Order: With proof of notice and quorum present, Marilyn Stawecki, President called meeting to order at 2:00 PM

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

New Business

- Marilyn welcomed everyone and reminded everyone that this meeting is an information/question/answer session only. No decisions will be made today. The Board will take all information available to begin to make thoughtful, considered plans in the next few months.
- Andrew Martin with Consult Engineering, signed into the meeting. He spoke on his findings from the Condition Survey he did in the Spring.
- He confirmed that our buildings would pass the Phase 1 Inspection newly required by the Florida Condo Safety Law. The buildings are structurally sound.
- Protection of our buildings should be a priority and the prevention of any potential future damage.
- There were some things on the ground floors that were of some concern. Some cracks were seen in the walkways that mirrored the precast planks. There was some organic growth seen so water is getting in through these cracks. There were some gaps in the railings, some paint was cracking, and a drain was too close to the edge of the precast planks (Building 3). To protect the structural concrete – waterproofing needs to be done. This could provide a **“rubbery membrane” barrier to keep the water out.** This should prolong the life of the concrete. He recommended that terraces, walkways, lanais, balconies and any other areas that get water or are exposed to the outside air should be waterproofed.
- Postpockets are another weak area when it comes to the slabs. The gaps need to be closed. This could be done with an appropriate product. Andrew recommends the association waterproof as soon as possible because degradation in concrete only gets worse the longer you wait. Andrew does not recommend sealing or painting to try and resolve the problem, waterproofing is the only way to keep the water out. There are waterproofing products that last 20-25 years. He suggests doing a 15 year waterproofing system and then do it each painting cycle which he recommends be every 7 years. So every other painting cycle, you paint and take care of the waterproofing. This should happen within 5 years or less.
- He suggests prioritizing what is most important.

Next Meeting – TBD

Adjournment

There being no further business to come before the Board, the meeting adjourned at 3:03 PM

Submitted by:

Colleen Fletcher, LCAM/CMCA/AMS

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