

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOD MEETING

May 17, 2023

Via Conference Call and Island Park Clubhouse

Approved

The **BOD Meeting** was held at 10:00 am conference call and in person at Island Park Clubhouse.

Call to Order: With proof of notice and quorum present, Marilyn Stawecki, President called meeting to order at 10:00 am.

Present: Board Members – Marilyn Stawecki, Carla Rozell, and Troy Gager were Paul Ganzenmuller. Also present was David Altiero from Sunstate Management Group.

President Report: Marilyn Stawecki reported: The roof work on building 4 should be completed this week. We have installed the new pool rule sign, however one item was missing so we need to add one additional small sign regarding beverages and not drinking pool water. To our knowledge there has not been any recent vandalism or theft around the property and feel we are in a safe community. For those of you out of the country there is an issue accessing the owners only section, and we are working with the web folks on that.

Treasure: Carla Rozell reported for the month of April, all our expenses were totally in line with the budget. The only thing that we had extra was the shower and carwash charges that went through for the month of April. Other than that, we're tracking exactly to the 2023 budget.

Building and Grounds- Troy Gager reported: Rob and I met with DRM Electrical and are waiting for their proposal. CFS should have the soffits done today or tomorrow.

Managers' Report – David reported that he is updating the Action List and will get together with Paul on it. On his last site visit he found the alarm panel in building 4 had a trouble signal and reported it to Alliance Fire.

New Business

1. **Alliance Fire** – Alliance fire will be on sit next week to replace the sprinkler heads in garages of buildings 1 and 2. Buildings 3 and 4 will be planned in the fall.
2. **Financing New Projects** – After we receive the final proposals for lighting, we will be doing a special assessment to cover the lighting and concrete repair work.
3. **Insurance** – There was a brief discussion regarding insurance. David will push to get the information as soon as possible.

Unfinished Business

1. **Estimates for Terrace concrete repairs** – There was a discussion on the estimate received on the terrace repairs.
Marilyn **Made a motion** to accept the proposal provided by Surf Seal to r repair the three terraces that are most in need of repair. Two in Building 2, and one and Building 3. In addition,

they will repair the leak that's in the terrace of Building 1. Seconded by Carla. Motion passed unanimously.

2. **Walkway lighting** - We are working on finalizing the plans for the walkway and parking lot lighting.

Owners Questions and Comments

Comments were taken from the owners present and responded to by the Board/Management company.

- There was a question regarding pest control. David said he would get back to the owner regarding it.
- The sidewalks were damaged during the soffit repairs. David will work with Rob to identify what needs to be done.

Next meeting: The third Wednesday of June 21, 2023, at 10 am in person and via Zoom.

Adjournment:

There being no further business to come before the Board, Marilyn made a motion to adjourn the meeting at 10:38 am. Troy seconded. Motion passed unanimously.

Submitted by:

David Altiero, LCAM

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