

# ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

## SPECIAL ASSESSMENT MEETING MINUTES

**NOTICE IS HEREBY GIVEN** that the Board of Directors plan to adopt a special assessment to be used for the increase in insurance and required building repairs. This requires a board vote not a vote of the owners since it is an operational issue not new capability.

The date and time of the meeting is listed below.

**DATE: Thursday July 13, 2023**

**TIME: 10:00 AM**

**Call the meeting to order:** The meeting was called to order by the board president Marilyn Stawecki.

**Proof of notice:** Notice was posted in accordance with FL ST 718 and the association's governing documents.

**Determination of a quorum:** A quorum of the board was present with all 5 board members present. Marilyn Stawecki, president, Troy Gager, VP, Carla Rozell, treasurer, Paul Ganzenmuller, secretary, and Dennis Fisher, director.

### **President's report:**

- David is no longer our Property Manager and we welcome Lauren Wilson to our Association. Sunstate will be sending out an email to all owners regarding this change.
- The new AC has been installed in the clubhouse and is working well.
- There was some discussion from Paul as to the advantages of low voltage lighting and uplighting for the property. Still lots of questions to be answered.
- David has ordered the pool sign that was newly required...basically a sign saying don't drink pool water, but we are nothing if not compliant....
- The assessment we have discussed at length is ready to be voted on by the Board. We did have to include the unexpected expense of the AC replacement, but we really feel the amount is very reasonable. I will put forward the motion, with the due date being the 15th of August, instead of the 1st, to give all owners some time to comply.

**Homeowner comments and discussion:** Comments from the homeowners were taken and addressed by the board.

**Approval of Special Assessment:** Marilyn made a **MOTION** to approve the special assessment as presented below. Carla seconded the motion. All in favor. **MOTION PASSES** unanimously.

• Terrace repairs Building 1	\$3,950.00
• Terrace Repairs Buildings 2 and 3	\$34,965.00
• Insurance Increase	\$26,415.00
• Clubhouse AC and electrical work	\$8,950.00

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• Total	\$74,280.00
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**\$74,280 / 48 owners / \$1547.50 per unit**

Assessment due date is August 15th, 2023.

**Adjournment:** With no further association business to discuss, Marilyn made a motion to adjourn the meeting at 10:29am.