

ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE ANNUAL MEMBERSHIP MEETING

January 17, 2024

APPROVED

- *THE ANNUAL MEMBERSHIP* Meeting was scheduled to be held Via ZOOM Meeting
- CALL TO ORDER: The meeting was called to order by Marilyn Stawecki at 10:10 pm
- CERTIFY A QUORUM: A quorum of the membership was established with 25 present either in person or by proxy.
- PROOF OF NOTICE: Notice of the meeting was posted on the property prior to the meeting, in accordance with the requirements of the Association Documents and Florida Statutes.
- READING AND APPROVAL OF PRIOR MEMBERS MEETING MINUTES:
 - A *MOTION* was made by Marilyn and seconded by Carla to table the approval of the minutes due to changes that need to be made. All in favor. MOTION PASSES unanimously.
- REPORT OF OFFICERS:
- **President's Report-** Marilyn welcomed everyone to the meeting and all the 2023 board members introduced themselves.
- Marilyn reminded owner to check the batteries in their smoke detectors and
- In February there was a resignation of a board member and Paul G filled that spot.
- Roof repairs were completed in April from hurricane Ian.
- Surfseal completed the concrete repair.
- Board had to ask for a special assessment of roughly \$1000 to do the terrace project and a few additional projects which have all been completed.
- There is still a section of sidewalk that needs to be repaired we are having an issue getting someone out to do a small job. But this is being worked on.
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- Concerns about the pond were expressed this year. Venice has been getting some rain so the levels are up.
- Priority for the board for 2024 are as follows.
 - Milstone study
 - Lighting Project: Many areas are dark and need lite.
- **Treasurer's Report-**
 - Money has now been invested earning
- Outstanding projects that repaint from last years budget were window washing and tree Trimming. Tree trimming quotes have come in way over budget at about \$10,000 and

last year \$2000 was budgeted and roughly the same was budgeted for this year so options are still being evaluated. Window washing we are still looking for a vendor.

- A Mulch refresh has been included in the budget for 2024
- A new landscaping vendor has been contracted with for 2024. The response was not great from the last vendor and the irrigation continued to be a problem. With the new vendor the board anticipates a \$3000 savings to the association.

Pond Report: A report was given on the initial findings of the condition of the pond. It has been identified that the depth should be 13ft and ours is currently at 8ft. Investigation will be done to see what other communities are doing to get the pond levels up and looking better even when conditions are dry. Volunteers met with the county on options that are available to improve the pond.

- NEW BUSINESS –
 - Matters relating to the Announcement of New Directors – The Board of Directors will be as follows:
 - Marilyn (finishing out second year)
 - Carla (Finishing out second Year)
 - Troy (Finishing out second year)
 - Paul (Reseated to a new 2 year term)
 - VACANT SEAT
- UNFINISHED BUSINESS –
 - NONE
- OWNER COMMENTS:
 - One owner commented about an issue he has having cleaning his dryer vents.
 - An owner commented that there are lights that need to be fixed even prior to the lighting project.
 - An owner thanked the board for all the work that they do and also thanked Rob for the great job that he does.
 - Steve gave an update on the Island park directory that he maintains. It is a volunteer list so you are not obligated to give your information. He then distributed the information of Names, phone numbers, and email addresses. Steve will no longer email the list out due to privacy issues. Discussion was had on getting the resident information sheets on file for each resident so that a directory can be shared on the password protected portion to the website. Unless you return the form your information will not be shared.
- The next Board meeting will be held February 16th, at 1pm via Zoom Call.

- ADJOURNMENT: Marilyn Stawecki MOTIONED to adjourn. Troy Gager seconded. MOTION passed unanimously. Meeting adjourned at 11:17 am.

Submitted by:

Lauren Wilson, MBA, CAM
For the Board of Directors