

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOD MEETING

February 21st, 2024

Via Conference Call and Island Park Clubhouse

FINAL

The BOD Meeting was held at 12:00 pm 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 12:00 pm.

Present: Board Members – Marilyn Stawecki, Carla Rozell, Troy Gager and Paul **Ganzenmuller**. Also present was Lauren Wilson from Sunstate Management Group.

President Report: Marilyn Stawecki reported: That the ponds are low due to the drought, but the health of the pond is reported to be in good condition. The pool light has been repaired and the pool temperature is being maintained. Sidewalk repairs have been made and the vendor that repaired it lost his wedding ring in the process of the repair. If you find the ring please contact the board of directors. Paradise Dryer cleaning has submitted a quote to clean out the dryer vents. The new landscaping company will be onsite to do tree trimming and mulching this week. Sunstate will be submitting the paperwork to the city for the Milestone inspection reporting. We still are in search of a company that can do Window washing. The quote that is currently in front of the board is for \$8,000.

Resident Social: March 7th there will be a resident social hour starting at 4:00pm.

Treasurer: Carla Rozell reported on this month's **financials**. **Copies of the financials are available on the website.**

Building and Grounds- Follow up will be done for Building 1 on the concrete repair that was done by Surf Seal.

Managers' Report – Lauren reported ongoing processes behind the scenes that are being done to manage the association.

New Business

Lighting: The lighting plan was presented to the association and related costs. The goal of the lighting repair on the grounds is to light the community for safety but not to be disruptive to residents. The poles are falling apart, several lights are missing, and several fixtures need repair. Quotes have been received for both the low voltage lighting replacement and replacement with the poles and fixtures. The quote for replacement of the lights is very similar for both options.

A MOTION was made by Marylin to move forward with investigating the process to finalize the lighting replacement. The board will confirm that a material change vote is not required to change to the Low Voltage lighting that have been presented. A Special Assessment will be required to fund the replacement of either project. Troy seconded the MOTION. All in favor. MOTION PASSES unanimously.

Dry Vent Cleaning: The board discussed that the Dryer Vents will be cleaned and budgeted for. The cleaning is currently due. This will be budgeted for Annually now moving forward.

Unfinished Business: NONE

Owners Questions and Comments:

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

It was reported that the baseball field lights are coming on at 3:00am and shine into the units. Marilyn volunteered to call again to try to get the light timers addressed.

Next meeting: The third Wednesday of March 20th, 2023, at 12:00 pm 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 12:54 am. Troy seconded. MOTION PASSES **unanimously**.

Submitted by:

Lauren Wilson, MBA, LCAM

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