

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOD MEETING

November 20th, 2024

Via The Association Clubhouse Conference Call

930 Cooper Street, Venice Florida 34285

Call to Order: With proof of notice and quorum present, Marilyn Stawecki, President called meeting to order at 10:01 am.

Determination of a Quorum: A Quorum was established with the following board members present:

Marilyn Stawecki
Carla Rozell
Paul Ganzenmuller
Troy Gagar
VACANT

Also in attendance was Lauren Wilson from Sunstate Management Group.

Approval of Previous meeting Minutes: A **MOTION** was made by Paul and seconded by Troy to approve the April meeting minutes as presented. All in favor. **MOTION PASSES** unanimously.

President Report: Marilyn gave a detailed report on ongoing association business to include updates regarding ongoing projects. Marilyn's update included that the association is pursuing how to deal with the storage of E-Bikes, the board will be pursuing a policy of how e-batteries are stored. Marilyn also reported that the lighting project has been completed, and an update was given on items that have been addressed around the community for repairs. Paul gave a detailed report on Frontier.

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

Managers' Report – Lauren reported that Sunstate will be transitioning to a new owner accounting system which will also have an Owner Portal feature available for residents. If you have not logged in to your owner portal and need log in information, please email info@sunstatemanagement.com.

Reports from Committees: NONE

Unfinished Business: NONE

New Business:

2025 Proposed Budget: Carla gave a detailed report on the Proposed Budget for A **MOTION** was made by Carla and seconded by Troy to approve the 2025 Budget as presented. All in favor. **MOTION PASSES** unanimously.

Corporate Transparency Act: A **MOTION** was made by Marilyn and seconded by Troy to approve a policy that requires all Board of Directors to submit the required documentation to complete the Corporate Transparency Act filing to the IRS within 30 days of being appointed/elected to the Board of Directors. Failure to comply will result in your removal from your position as a Board of Director so the Association does not incur significant fines from the IRS. All in favor. **MOTION PASSES** unanimously.

Hurricane Evacuation Policy: A **MOTION** was made by Marilyn and seconded by Carla to approve a board policy requiring all members of the association to adhere to all evacuation orders issued by the county. All in favor. **MOTION PASSES** unanimously.

Owners Questions and Comments:

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

Next meeting: January 15th, 2025, Date

Adjournment:

There being no further business to come before the Board, Marilyn made a **MOTION** to adjourn the meeting at 11:05 am.

Submitted by:

Lauren Wilson, MBA, LCAM

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