

ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE ANNUAL MEMBERSHIP MEETING

January 15, 2025

Draft

- *THE ANNUAL MEMBERSHIP* Meeting was scheduled to be held Via ZOOM Meeting and in the Association Clubhouse 930 Cooper St, Venice, FL 34285.
- **CALL TO ORDER:** The meeting was called to order by Marilyn Stawecki at 10:15 am
- **CERTIFY A QUORUM:** A quorum of the membership was established with 28 present either in person or by proxy.
- **PROOF OF NOTICE:** Notice of the meeting was posted in accordance with the requirements of the Association Documents and Florida Statute 718.
- **READING AND APPROVAL OF PRIOR MEMBERS MEETING MINUTES:**
 - A **MOTION** was made by Marilyn and seconded by Carla to Approve the previous annual meeting minutes. All in favor. **MOTION PASSES** unanimously.
- **REPORT OF OFFICERS:**
- **President's Report-** Marilyn welcomed everyone to the meeting and all the 2024 board members introduced themselves. Marilyn gave a detailed report on projects that were completed in 2024 and plans for 2025. Marilyn presented that VOTI is going to be under construction doing an expansion project for the next 2 years. A representative from VOTI will attend the February meeting to give a formal presentation to the Membership on what to expect from the expansion next door. Information is being gathered on a possible future policy around storing E-Bike Batteries in the units. Also please be sure to only utilize guest parking for guests, this is not an overflow parking area. Other rules around the association amenities were reviewed.
- **Treasurer's Report-** Carla did not get the year end financials in time to give a formal report but she highlighted key points from the year's financial statements.

Pond Report: Jason Gallourakis gave a report on options that have been investigated to improve the health of the pond. Rough cost estimates were reviewed. Additional information will be evaluated for the Board of Directors to decide the best option to improve the health of the pond.

- **NEW BUSINESS –**
 - **Matters relating to the Announcement of New Directors –** The Board of Directors will be as follows:
 - Marilyn Stawecki (2025-2026)
 - Carla Rozell (2025-2026)
 - Troy Gager (2025-2026)
 - Paul Ganzenmuller (2024-2025)
 - VACANT SEAT (2024-2025)

Membership Votes:

Cross-Utilization: With greater than 50 percent of the Membership voting in favor of the Cross Utilization of Reserves, the **MOTION PASSES**. (Results 28 in favor/0 opposed) **MOTION PASSES UNANIMOUSLY**.

Surplus Carryover: With a majority of the voting members voting in favor of the Carryover **MOTION PASSES**. (Results 29 in favor/0 opposed). **MOTION PASSES UNANIMOUSLY**.

Financial Reporting Requirement: With greater than 50 percent of the Membership voting in favor of waiving the Financial Reporting Requirement, the **MOTION PASSES**. (Results 28 in favor/0 opposed) **MOTION PASSES UNANIMOUSLY**.

- **UNFINISHED BUSINESS –**
 - **NONE**
- **OWNER COMMENTS:**
 - Owners thanked the Board of Directors for their service and hard work.
 - Comments were made by the membership regarding the options for the Ponds. A resident requested that Rob wipe down the frame of the elevators and replace some screws.
- The next Board meeting will be held February 19th, at 10am in the clubhouse and via Zoom Call.
- **ADJOURNMENT:** Marilyn Stawecki **MOTIONED** to adjourn. Troy Gager seconded. **MOTION** passed unanimously. Meeting adjourned at 11:04 am.

Submitted by:

Lauren Wilson, MBA, CAM
For the Board of Directors