

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS' MEETING

February 19, 2025

The Association Clubhouse and via ZOOM

930 Cooper Street, Venice Florida 34285

Call to Order: With proof of notice and quorum of the Board of Directors present, Marilyn Stawecki, President called the meeting to order at 10:00 am.

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

Marilyn Stawecki
Troy Gager
Paul Ganzenmuller
Carla Rozell
VACANT

Also in attendance was Lauren Wilson from Sunstate Management Group.

Approval of Previous meeting Minutes: A **MOTION** was made by Marilyn and seconded by Troy to approve the November meeting minutes and the Organization meeting 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 to include the following:

- Please be sure to bring your dues current. Late fees are being accrued on past due accounts
- Dryer Vent Cleaning will be March 24th, 2025
- Insurance appraisal is due to be updated this year. Required to be updated every 3 years. The inspection will be on 2/20/2025 and the final report will be submitted in 10 weeks.

Presentation from VOTI on Construction: A detailed presentation was given on the renovations that are going on at the VOTI facility.

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

Managers' Report – Lauren reported that if you have not paid your January assessments, please contact our accounts receivable department or log into your owner Portal at <https://home.sunstatemanagement.com/>. You can pay VIA the portal or by mailing a check to

the address designated in your coupon book. Late fees are being assessed if you are past due on payments at this point. If you need your login information for the owner portal please email info@sunstatemanagement.com.

Reports from Committees:

Discussion of Pond Improvements: Jason gave a presentation on what was presented to address the water levels of the ponds. The water levels are affected by percolation and dry conditions but mainly percolation. The current recommendation is to do plantings around the pond banks. Planting timeframe is recommended between May and September. The board will consider the options presented once their costs for the insurance renewal come in.

Unfinished Business: NONE

New Business: NONE

Owners' Questions and Comments:

Comments were taken from the owners present.

Next meeting: April 16th, 2025

Adjournment:

With there being no further business to discuss, a **MOTION** was made by Marilyn and seconded by Troy to adjourn the meeting at 11:15 am. All in favor. **MOTION PASSES** unanimously.

Submitted by:

Lauren Wilson, MBA, LCAM

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