ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
April 16th, 2025
The Association Clubhouse and via ZOOM
930 Cooper Street, Venice Florida 34285

Call to Order: With proof of notice and quorum present, Marilyn Stawecki, President called meeting to order at 10:04 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: Approval of the previous minutes was postponed so the Board can review the minutes.

President Report: Marilyn gave a detailed report on ongoing association business to include updates regarding ongoing projects. The update included the following:

Window washing will be delayed until the construction at VOTI is complete due to continual dust. Dryer Vent cleaning has been completed for the year.

Treasurer: Carla Rozell gave a detailed report on the current Financials as attached to this corporate record.

Managers' Report – Lauren reported to utilize the portal and gave details

Reports from Committees: NONE

Unfinished Business:

Painting of the Clubhouse and Installation of new flooring: A **MOTION** was made by Marilyn and seconded by Troy to approve an amount not to exceed $8,000 to do the painting and carpeting pending additional quotes. The approval is contingent upon there being additional funds in the budget after the insurance renewal.

New Business:

Pool Furniture Re-slinging: This is a general repair and maintenance item. A proposal was submitted to re-sling all the chairs for $1,145.68. Once the insurance renewal has been completed the board will look at how funds are trending and will address re-slinging the loungers prior to the return of residents in the fall season. They will also look at replacing the umbrellas if there are funds available.

Pond Planting Proposals: Marilyn presented the options for the Proposals that were submitted for the pond plantings. A **MOTION** was made by Marilyn and seconded by Carla to approve the proposal of Option 2 for a total of $5,000. The approval is contingent upon there being additional funds in the budget after the insurance renewal. All in favor. **MOTION PASSES** unanimously.

Options:
Options #1 3600
Option #2 5000 over 2 years $3300 the first year and $1700
Option #3 6500

Appointment of Hearing Panel: A **MOTION** was made by Marilyn and seconded by Troy to appoint the following volunteers to the Hearing panel. All in favor. **MOTION PASSES** unanimously.

- Marisa Cassano
- Dennis Fisher
- Dana Will

<u>Owners' Questions and Comments</u>:

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

Next meeting: September 17th, 2025

<u>Adjournment:</u>
There being no further business to come before the Board, Marilyn made a **MOTION** to adjourn the meeting at 10:50 am.

Submitted by:
Lauren Wilson, MBA, LCAM
ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC