

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: August 27th, 2025

TIME: 12:00 PM

PLACE: Zoom Only

CALL TO ORDER: With proof of notice and quorum present, Marilyn Stawecki, President called meeting to order at 12:02 pm.

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 Lynn Lakel from Sunstate Management Group and 15 residents.

APPROVAL OF PREVIOUS MEETING MINUTES: Approval of the April 16, 2025, minutes was postponed so the Board can review the minutes.

PRESIDENT REPORT: Marilyn announced to the board and residents that Lauren Wilson had left Sunstate Management to accept another position. She wished her well in her new position. Marilyn gave a detailed report on ongoing association business to include updates regarding ongoing projects. The update included the following: clubhouse painting and new floor, new umbrellas, pond planting, new fire panel in Building 1, roof leak in Building 3, pool furniture being repaired and pictures are on portal for all to see how beautiful everything is.

TREASURER: Carla Rozell gave a detailed report on the current Financials as attached to this corporate record. Everything is on budget. Carla discussed the savings on insurance renewal; elevator phone service has been changed to Frontier and pest control has been changed to Nature Zone and includes mosquito treatment. It also comes with a substantial savings. Three Notice of Late Assessments were sent out.

MANAGERS' REPORT – None

REPORTS FROM COMMITTEES:

Paul Ganzenmuller: He reported that mosquito fish have been dropped in pond, Building 2 external door hinges replaced, dead tree on property between Building 2 and 3, and new pool company replace grate and skimmer door. He also mentioned that Rob is pursuing vendors to close their permits.

Troy Gager: Reported he is doing fire watch on Building 1 and all is ok. Asked Lynn to follow up with Rob on list in the clubhouse.

UNFINISHED BUSINESS: Discussed in President's report.

NEW BUSINESS: None

OWNERS' QUESTIONS AND COMMENTS:

Jason commented on the pond work. There were 2,000 plants replanted, and they were exposed to no rain at first. Within 24 hours bird population increased. Jason mentioned dead palm tree at Building 3 needs to be replaced. Paul mentioned that Cooper side of pond needs algae treatment. Lucille asked about next door being interested in building on Island Park property. As of now there is no interest. Joe Korn asked about the 10% reduction in insurance.

NEXT MEETING: November 19, 2025, via ZOOM

ADJOURNMENT: There being no further business to come before the Board, Marilyn made a **MOTION** to adjourn the meeting at 12:33 pm.

Submitted by:
Lynn Lakel for
ISLAND PARK CONDOMINIUM OWNERS' ASSOCIATION, INC