ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOD MEETING
April 15th, 2026
Association Clubhouse
930 Cooper Street, Venice Florida 34285
and Zoom

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 on Zoom:

Marilyn Stawecki
Carla Rozell
Paul Ganzenmuller
Troy Gagar

Also in attendance in the clubhouse was Gina Fouquet from Sunstate Management Group.

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

President Report: Marilyn welcomed everyone. Marilyn's reminded everyone to bag the garbage before throwing it down the chute. Please remind friends and family that using your unit or visiting with you. There are 2 units in Building 4 that have recently sold. There is only 1 unit for sale. The renovations next door is approaching the final stages. They are anticipating it to be completed by June. Next Monday and Tuesday they will be paving on the roadway between buildings 2 and 3. There has been quite a bit of landscaping completed in the last several weeks. Trees have been trimmed and some dead trees have been removed. The owners will be able to access the formalized reserve study, the SIRS, and the milestone study. Sedgwick will also send the milestone study to the city of Venice. All the buildings have passed stage 1 of the structural integrity report, and no phase II inspections are required. The board will budget and plan with the reports in mind. Also on the portal are certification certificates from the board members that are required per the new legislation to remain on the board.

Some highlights that have changed in the statute:
1. Board needs to make sure the CAM is properly licensed.
2. CAM's responsibility is properly licensed, services provided need to be listed, no conflict of interest, and they must refuse any legal directives from the board.
3. All video meetings need to have a physical location, which will remain the clubhouse. They also need to be recorded.

4. At the annual meeting, there must be a quorum of the board physically present.
5. If the budget has a 15% increase, a substitute budget will also need to be presented.
6. Only local government can force owners to leave the condo during a catastrophic event.

Treasurer: Carla Rozell reported on this month's financials. Everything is running on schedule. To do the SIRS, reserve study and Milestone cost $16,935 to be completed. There is enough interest earned on the CD's that we will need to pay some on this year's income tax, approximately $1200.The interest last year was $19,132. Copies of the financials are available on the website.

Reports from Committees:

Jason: Reported that last year there was planting around the pond last year, this was done to see which plants would survive. A lot of plants went dormant, and some didn't make it. Some of the plants are returning. The board has decided to invest a nominal amount of money that will go into another experimental planting around the pond in late May or early June. Hopefully there will be a rainy season to see how the plants will do. The dye is blue and is put in the pond to keep the algae out. There has been vegetation growth that some of the residents cleaned up. We are going to focus on the south-west corner and the western side.

Paul Ganzenmuller: Reported the new owners in Building 4, they are very nice neighbors and feel free to talk to them. Paul acknowledged Marilyn and Carla getting everything together for SIRS and the milestone. Paul and Troy also did some work.

Troy Gager: Reported that Marilyn was missed this winter and thanked Marilyn and Carla.

Managers' Report – Gina Fouquet reported about the portal. If anyone has any questions, email me or Kristi.

Unfinished Business: NONE

New Business: Marilyn reported what can be seen on the portal. We will try and get a start on the minor repairs that were listed such as chipping, and flooring in the building's that the milestone showed. Also, to put in a plan for the next 3-5 years. Before the end of the year we will know how money will be allocated.

Owners Questions and Comments:

Comments were taken from the owners present and responded to by the Board/Management company. All information is in the documents about the owner responsibility for the interior of unit.

Next meeting: September 16th, 2026, at 10:00 a.m.

Adjournment:
There being no further business to come before the Board, Marilyn made a **MOTION** to adjourn the meeting at 10:42 am.

Submitted by:
Gina Fouquet, LCAM, CMCA
ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC