

# ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MINUTES OF THE BOARD OF DIRECTORS MEETING

October 30, 2018

*A Regular Meeting* of the Board was scheduled to be held at the Island Park Clubhouse, 930 Cooper Street, Venice, Florida immediately following the Special Membership Meeting.

**CALL TO ORDER:** The meeting was called to order by the President, Mr. Sidley at 10:02 AM.

**PROOF OF NOTICE:** Notice of the meeting was delivered to each Member and posted on the property prior to the meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

The following Directors were in attendance:

Bernie Sidley    Carla Rozell    Scott Johnson

A quorum was determined to be present

Rhonda Zaboroski represented Lighthouse Property Management.

**APPROVAL OF MINUTES:** On matters relating to the previous Board meeting minutes of April 24, 2018 and June 29, 2018 a motion was made by Mr. Johnson and seconded by Ms. Rozell, and it was to approve the minutes as presented. Motion passed. The President ordered the minutes to be annexed into the official records of the Association.

**PRESIDENT'S REPORT:** Report given by Mr. Sidley.

- Update on completion of pool project.

**TREASURER'S REPORT:** Report given by Ms. Rozell.

- Update on 2018 Financial status.

**LANDSCAPE COMMITTEE:** Report given by Ms. Johnson.

- Update.

**MANAGER'S REPORT:** The report was given by Ms. Zaboroski. **See attached.**

**UNDER THE HEADING OF UNFINISHED BUSINESS:** There was no unfinished business.

**UNDER THE HEADING OF NEW BUSINESS:**

**Matters relating to elevator pits:** Deferred pending further investigation. Management advised that this is a safety issue and needs to be addressed as soon as possible.

**Matters relating to elevator contract:** A motion was made by Mr. Johnson and seconded by Mr. Sidley and it was:

**VOTE 18-16: to ratify the approval to accept the new elevator maintenance contract from Mowrey Elevator company beginning Sept 1, 2018.**

There was discussion on the proposal.

The motion was called and unanimously approved by all attending Directors. **Motion passed.**

**Matters relating to tree removal:** A motion was made by Mr. Johnson and seconded by Mr. Sidley and it was:

**VOTE 18-17: to approve the proposal from Clean Cut Tree Service to remove the dead Washingtonian outside the entrance of building 4.**

There was discussion on the proposal.

The motion was called and unanimously approved by all attending Directors. **Motion passed.**

**Matters relating to proposed 2019 Budget and Reserves:** A motion was made by Mr. Johnson and seconded by Ms. Rozell and it was:

**VOTE 18-18: to approve the mailing for the proposed 2019 Budget and Reserve Schedule as amended to the Association to be adopted at the November 27, 2018 Budget meeting of the Board of Directors.**

There was discussion on the proposal.

The motion was called and unanimously approved by all attending Directors. **Motion passed.**

The next scheduled meeting will be the Regular meeting of the Board of Directors on November 27, 2018 at 10:00 AM at the Island Park Clubhouse.

With no further business before the Board, upon motion made by Mr. Sidley and seconded by Mr. Johnson, the meeting was adjourned at 10:48 AM.

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Rhonda Zaboroski, CAM  
Managing Agent for Island Park  
Condominium Association, Inc.

DATED: This 18th day of November 2018.