

# ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MEETING MINUTES

Tuesday, April 16, 2019

Meeting held at Island Park Clubhouse, 930 Cooper Street, Venice, FL

Call to Order: Meeting was called to order by Scott Johnson at 10:02am. Proper notification was given.

Determination of Quorum: Scott Johnson and Richard Herrema were present in person. Carla Rozell was available per cell phone. A quorum was established.

Reading and Approval of Minutes: Scott MOTIONED to accept the Meeting Minutes of 3/19/19. Carla seconded. All in favor. MOTION carried.

### **Officer's Report:**

Richard Herrema took a moment to express his thanks for the increased water pressure. Mike and John worked with the City of Venice to **help get the pressure boosted...at no cost to the association.**

Carla presented her report as follows:

The March financials show some additional expenses as two elevators had sump pumps installed and there were some expensive repairs done on the irrigation along the north end of the property. It was noted that the damage was done by Willis Smith and they agreed to reimburse the association for the repair. Expenses, YTD, were budgeted at \$74,000 and \$70,000 was actually spent. The surplus of \$3,500 was added to existing surplus for a 1<sup>st</sup> quarter surplus of \$4,700

Rob has repaired and painted the bench under the gazebo.

John and Don met with FPL and they reviewed the audit done by FPL. FPL offered options to help reduce energy cost. Some items of reviewed were changing out the lights in the garages. Homeowners suggested putting the lights on sensors or switching them to solar. It would be a security issue to have the garage lights off, except when someone walked in. The solar will be researched by Richie Hutten. Another high user of power is the fountain. The operating time has been reduced by one hour in the morning and one hour in the evening. Even with the reduction of operating time the lake water will get the required circulation.

### Social Committee Report:

Richie stated the book club had finished the one book. The club ran for over a month and could continue over the summer if there was interest in other books. Game night has gone down to 5-6 people in attendance. During the season it was up to 25. They will continue game night until no one shows up. The residents in attendance commented on how much they enjoyed it.

## Landscape Committee Report:

Cindy was unable to attend so Scott reported that a quote to mulch the common area has been requested. Also getting bids to trim back trees that may be hitting the back screens or buildings. They are watching to make sure the trees stay eye level. There is also a problem with branches falling into the garbage corrals, making it difficult to work in the enclosure. Scott stated that trash continues to be an issue as some residents are not tying up the bags. This allows the trash to spill all over the inside and outside of the dumpster. PM to send out an email and post on the website addressing the garbage issue. Also to send out both regarding the bikes that have been left at the bike racks. Owners must identify their bikes. If not claimed in 30 days then they will be donated. Prior to the summer rains aquatic plants are going to be installed around the lake.

### **Owner's Comments:**

Unit #403, in bldg. #4 had a slight leak in their ceiling in their living room, during heavy rains. The water has **left a stain. Rob to review to see if he can find the issue. He may need to access attic thru Scott's unit.**

Homeowner commented on the low level of the website. Wants the directory put up. It was stated that it may be limited on names if homeowners did not send back their approval to be listed.

Unit #201, bldg. #2 **had an issue with the toilet's wax ring. It appears two singles were used, instead of a double.** This made the toilet to be unstable and thus damaged the seal. PM to add a request to homeowners to make sure a double wax ring installed in the future. Email blast and website.

It was requested that Rob keep on eye on the a/c units for bldg. #4 as one a/c is making a loud noise. Once it is determined which a/c unit then homeowner needs to be notified.

Next Meeting Date: No meeting scheduled at this time

Adjournment: Scott MOTIONED to adjourn. Carla seconded. All in favor. MOTION carried.

Meeting adjourned at 11:00am.

Submitted by:

Sarah Comrie/Sunstate Management