

ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

MEETING MINUTES

Wednesday, November 20, 2019

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

Call to Order: Meeting was called to order by Scott Johnson at 1:32 pm. Proper notification was given.

Determination of Quorum: Scott Johnson, Carla Rozell and Richard Herrema were present in person. A quorum was established. Also present was Lynn Lakel from Sunstate Management, and 12 residents.

Reading and Approval of Minutes: The minutes of the meeting from 10.22.19 will be tabled until the next meeting. Lynn to review, and the Board will vote to approve at the December 18th meeting.

President's Report: Scott Johnson let everyone know that the heater for the pool has been recalibrated and the temperature should be ok. This service did not cost anything due to the heater being under warranty. A bike was stolen from the property – **VOTI's security route now includes Island Park, the security is a man on a golf cart driving around the property two or three times in the evening.** He spoke of making the lighting on the building a little brighter in order to deter the vandalism. There was discussion by the residents about the security issues. The treadmill will be replaced hopefully by the end of the year. The Annual Meeting will be held on January 15th, 2020 at 2:00 pm. There are 3 openings on the board.

Treasurer's Report: Carla Rozell reported on the things Rob has gotten accomplished since the last meeting. All emergency exit signs and lights that were out have been repaired in building one and the clubhouse, and the lights in building two. The Ligustrum were trimmed at building 3. He painted one of the light posts that were almost white. Frank is looking at getting quotes to replace the light posts. There are 49 in total. Rob replaced the exhaust fan in building 4 and painted the drainpipes. The pond signs are on order. A window cleaning is going to take place within the next few weeks. Two quotes were received to replace the phone in the elevator for building 3. Waiting on the pans for the chemicals at the pool. Budget – October expenses came in under budget \$35,000 for the month. Tracking perfect to the budget and should have money left over to take care of the treadmill.

Building Maintenance Report: Richard Herrema noted that at the last meeting, Rob noted that trash was not being bagged properly. He mentioned putting signs up to remind people to bag their trash properly. The new streamlined recycling beginning in January was discussed.

Grounds and Landscape Report: Cindy Johnson reported. The new mulch is in. She spoke of putting a fence around the equipment. She discussed closing the side pool gate. There are problems with the hibiscus plants. Not looking at a white high fence anymore. A plan for new plantings was discussed. If not enough privacy, we can look at planting more plants. We are changing Building 1 marquees to match other buildings.

Unfinished Business: The parking lot needs to be resealed and restriped, and Scott talked to VOTI about "piggybacking on" to their work. **Some quotes were received, and they will be reviewed.**

New Business: 2020 Budget – MOTION made by Scott Johnson and seconded by Richard Herrema to adopt the budget for 2020. Motion passed unanimously. Fees will remain the same of \$1546.

Owner's Comments: Dryer vents, security/bikes, and garbage trucks coming into the association were discussed. Owner who just returned commented on how good the buildings and property look. Resident asked about the windowing cleaning and what it included. Resident commented that her fan for the dryer vent stays on. Discussion followed.

Next Meeting Date: December 18, 2019 at 1:30 pm

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

Meeting adjourned at 2:26 pm.

Submitted by:

Lynn Lakel/Sunstate Management