

# ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MEETING MINUTES

Wednesday, February 19, 2020

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 were present in person and Troy Gager was absent. A quorum was established. Also present was Lynn Lakel from Sunstate Management, and 19 residents.

Reading and Approval of Minutes: Scott Johnson read the January 15, 2020 minutes. MOTION to approve the minutes of the meetings from 10.22.19, 11.20.19 and 1.15.20 as presented was made by Scott Johnson and seconded by Carla Rozell. MOTION passed unanimously.

**President's Report:** Scott Johnson reported on maintenance. It is easy to contact Rob but Sunstate should be contacted so the report can be logged. Trash is not being bagged and tied properly. Rob spends lots of time cleaning this up. Discussion followed.

**Treasurer's Report:** Carla Rozell reported the financials look good. Things accomplished since last meeting. Building 2 and 4 were pressure washed, catwalks painted, Lynn and Carla did a walk around identifying problem areas, removed old treadmill and installed new one, painted back of no swimming pool signs, and started painting handicap curbs.

Grounds and Landscape Report: Cindy Johnson reported. Cindy and Carla walked around with Mike looking at the landscape issues. Looking to find solution for the erosion around the pond. Would like to do something natural. Looking for edging to put along shell path. Rob purchased a pole saw to use on property. Discussion followed. Property was treated with pesticide this week and fertilized last week.

Security Committee: Barbara Goldman reported for the Security Committee. Committee will be meeting on March 1. Nothing at this point to present to the community. They are aware of everyone concerns. They have quotes from two security companies and awaiting on the third. Resident stated that he lost a \$2,000 bike. Discussion followed.

**Manager's Report:** Lynn reported that bikes stored in walkways is a fire code violation and must be stored in front of parking space or in storage room. Shopping carts must be stored in stairwell under stairs.

Unfinished Business:

Window Screen Replacement – Carla reported that the association is trying to find the best way to solve the problem of the screen's plastic tabs breaking when being removed. She reported inside units have 4 windows and outside units have 8 windows. The window washers will have new screens and put them in when they wash the windows. Owners are responsible for screens. Sunstate will bill back each individual owner the cost of their screens. Scott explained the process. Discussion followed.

Lawyer Quotes: Two quotes were received to Amend the Bylaws. One from Kevin Wells and the other from Chad McClenathen. Resident mentioned that there was an attorney living in the complex. After discussion, Scott Johnson made a MOTION to approve the \$7,000 proposal from Chad McClenathen and Carla Rozell seconded. MOTION passed unanimously. Discussion followed.

Fence Quote: Lynn to get quotes for 5-foot fence in front of pool and enclosing pool equipment.

New Business: None

**Owner's Comments:** Steve discussed the hours of the swimming pool. Lynn stated County and State rules are dawn to dusk. Discussion followed. Richie asked about dryer vents that are on the roof. Dryer vents are owner responsibility.

Next Meeting Date: March 18, 2020 at 1:00 pm

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

Meeting adjourned at 2:35 pm.

Submitted by:

Lynn Lakel/Sunstate Management