

ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

MEETING MINUTES

Wednesday, November 18, 2020

Meeting held via ZOOM

APPROVED

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

Determination of Quorum: Troy Gager and Carla Rozell were present in person and Scott Johnson was absent. A quorum was established. Also present was Lynn Lakel from Sunstate Management, and 14 residents.

Reading and Approval of Minutes: MOTION to approve the minutes of the meetings from February 19, 2020 as presented was made by Carla Rozell and seconded by Troy Gager. MOTION passed unanimously.

President's Report: Carla gave the Presidents for Scott. The cameras were installed in August and there have been no incidents reported. All the window screens have been replaced and they look great. We sealed the parking lot. We are now in the process of amending all the bylaws and documents. The first draft has been sent to the lawyer and will be sent back to us to review. There are no major changes to operation of the association. The major change refers to removing developer items. Ambex made changes to landscaping. There was erosion in front of the gazebo. Carla discussed the additional landscaping to be done. Bernie asked about the budget line for landscape. He suggested landscape replacement should be taken out of reserves.

Treasurer's Report: Carla Rozell reported the financials look good shape. Next year we are going to do a Reserve Study and will finish up the legal in terms of the documents.

Grounds and Landscape Report: None

Building Maintenance Report: Building 4 lost a banana palm.

Unfinished Business: None

New Business: Adopt 2021 Budget – Carla Rozell made a motion to adopt the 2021 budget as presented. Troy Gager seconded the motion and motion passed unanimously. Lynn mentioned that coupon books should be received in December. ACH participants will not receive a coupon book.

Owner's Comments: Resident asked about the sump pumps working in the elevators. Canadian residents are having a problem accessing the website for residents only. Resident asked about water coming in from roof leak. Lynn reported that she sent the leaks to Colonial Roofing for inspection and repair. Discussion followed. Another resident stated that the net is not usable to skim the pool. The umbrella has nests and debris in it. There is a new net at the pool. The carpet in the clubhouse was recently cleaned. Clubhouse smelled musty. Discussion on replacing windows.

Next Meeting Date: January 20, 2021 at 2:00 pm

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

Meeting adjourned at 2:48 pm.

Submitted by: Lynn Lakel/Sunstate Management