

ISLAND PARK CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE ANNUAL MEMBERSHIP MEETING
January 20, 2021

THE ANNUAL MEMBERSHIP Meeting was scheduled to be held Via ZOOM Meeting

CALL TO ORDER: The meeting was called to order by Scott Johnson at 2:02 pm

CERTIFY A QUORUM: A quorum of the membership was established with 29 present either in person or by proxy.

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

READING AND APPROVAL OF PRIOR MEMBERS MEETING MINUTES:

*Scott Johnson made a **MOTION** to accept the 11/18/20 meeting minutes and 1/15/20 Annual Membership Meeting Minutes. Troy Gager seconded. All in favor. **MOTION** carried.*

REPORT OF OFFICERS:

President's Report- There have been some improvements around the pool. The old timbers and netting have been removed. Some stone has been installed around the mailboxes. We have completed the cleaning of all of the dryer vents for the units. It should be noted that this is the responsibility of the Owners, but the Board has accommodated all Owners and had this cleaned throughout the community. Some roofing repairs have been made by colonial roofing and some tiles were replaced to resolve some leaks. Annual tree trimming has been completed and everything looks good. A new TV has been installed in the clubhouse. Carpet cleaning has been scheduled and should be completed soon in the clubhouse. The Power wash schedule is back on track and this will continue for sidewalks in the community. Property looks good. New security cameras have been installed in all of the buildings. This covers the garage, the stairs and the elevators. There are 4 cameras per building. The resolution on the cameras is very good and law enforcement was able to determine who the trespassers were. This will be a great increase in Security.

Treasurer's Report- \$298,000 dollars was collected from the Owners during 2020. The we were able to come in \$14,000 under budget even with the pool renovation and the roof repairs. There were some significant savings in the landscape area and administrative area. There were some larger expenses in repairs and the elevator repairs. Utilities also came in under budget. There was \$14,171.00 net income for the year. The reserve account held \$270,500 to start the year, now we have in excess of \$300,000 in reserves with the carry over.

NEW BUSINESS –

Matters relating to the Announcement of New Directors – No changes in Directors. The Board will remain the Same.

Update on Condo Docs –

The process of updating the Documents has been completed and once we receive the final draft, it will be mailed to everyone and a special meeting will be held to go over the changes. Lynn will contact Chad McClenathan and set up an afternoon town hall to go over the document updates.

UNFINISHED BUSINESS –

NONE

OWNER COMMENTS:

Steve Ulrey had a question regarding the roof leak in the buildings.

A question was raised regarding the interior damage to the residences from the roof leaks. It will be researched and determined if the Association is responsible for the repairs in the units.

Lynn will have Sunstate send out the information for everyone in the Association to update their contact information for the Directory.

Special Thanks to the Board Members for keeping the place in great shape and coming in under budget.

The next meeting to be determined in February as the town hall to review the document changes.

The next Board meeting will be held March 17th 2021, at 2pm via Zoom Call.

ADJOURNMENT: Scott Johnson **MOTIONED** to adjourn. Troy Gager seconded. All in favor. **MOTION** carried. Meeting adjourned at 2:35 pm.

Submitted by:

Lynn Lakel, LCAM
For the Board of Directors