

ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE ANNUAL MEMBERSHIP MEETING

January 19, 2022

Draft

- *THE ANNUAL MEMBERSHIP* Meeting was scheduled to be held Via ZOOM Meeting
- **CALL TO ORDER:** The meeting was called to order by Marilyn Stawecki at 2:07 pm
- **CERTIFY A QUORUM:** A quorum of the membership was established with 25 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:**
 - *Carla Rozell made a **MOTION** to accept the January 20, 2021, annual minutes seconded by Marilyn Stawecki. **MOTION** Passed unanimously.*
- **REPORT OF OFFICERS:**
 - **President's Report-** Marilyn reported that we will be announcing the new board of directors.
 - New lighting all around the buildings and by the pool needs to be replace it is not adequate in some places and in a lot of places just falling apart. We are currently getting some estimates and trying to get it done in the most economic way possible.
 - The water proofing of the catwalks and walkways we are currently getting estimates as well. It is going to be very expensive proposition and will require an assessment. It is something that must be done to maintain the building. Will keep everyone posted as that information becomes available.
- **Treasurer's Report-**The marquee signs has been painted.
- Rob started to power wash the trim around all the buildings.
- Twenty-four of vents on the outside were cleaned and changed.
- We changed out the faucets in the bathroom. We still have to change out the soap dispenser placement.
- Need to put another sign in the pool that indicates a 6ft depth around the deck and fixing the pool gates, so it closes automatically.

- 2021 budget ended up over by \$4,800. But had a lot of unusual expenses this year.
- Just to recap over \$1800 in legal fees which should have been billed the previous year but took a lot longer to get the documents completed.
- Insurance is up \$1,000. \$2700 more in landscaping item because of riprap to slow down erosion.
- Additional in tree trimming plus the expense of tree trimming went up significantly \$3,900 over what we budgeted all of which was off set because we didn't do the mulch. The last time we mulched we used big chunks and it has lasted longer.
- We have 14,000 additional charges of repair for our elevator and alarm system several panels were fried. Overall, we did well.
- **NEW BUSINESS –**
 - **Matters relating to the Announcement of New Directors –** Carry over of the board and an addition of two new board members Jim Russell and Dennis Fisher. The total of 5 board members.
- **UNFINISHED BUSINESS –**
 - NONE
- **OWNER COMMENTS:**
 - A question on what the issue is with water proofing.
 - A question was asked on the amount that will be assessed to homeowners.
 - A question was raised that could it possibly be gutter clogging that causing the leak.
 - An owner asked that all minutes be posted to the website.
 - A homeowner has asked if a sign can be placed with the pool gate to keep gate closed.
 - Pool sign to possibly include language (subject to lawyer review) to help users understand why gate is to be closed.
 - Pool gate spring to be replaced and lock installed on back pool gate

- A homeowner asked, if possible, to tie pool shower to club house hot water heater.
- A homeowner asked, if possible, to send meeting minutes by email blast as well as post on website.
- Owner request that anyone wishing to have their contact information shared with other owners to either contact him directly (stephen.ulrey@spcglobal.net) or Sunstate.
- **The board meetings will be the third Wednesday of the month at 1pm.**
- The next Board meeting will be held February 16th, at 1pm via Zoom Call.
- **ADJOURNMENT:** Marilyn Stawecki **MOTIONED** to adjourn. Troy Gager seconded. **MOTION** passed unanimously. Meeting adjourned at 2:50 pm.

Submitted by:

Alisa Asseveiro, LCAM
For the Board of Directors