

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.

MINUTES OF THE BOD MEETING

Wednesday March 16, 2022,

Island Park Clubhouse

APPROVED

The BOD Meeting was held at 2:00 pm, in person outside the clubhouse.

Call to Order: With proof of notice and quorum present, Lynn Lakel, LCAM called meeting to order at 2:02 PM

Present: Board Members – Marilyn Stawecki, Carla Rozell, Troy Yeager, Jim Russell and Dennis Fisher were present. From Sunstate Management Group – Lynn Lakel and 26 residents.

Approval BOD Minutes

Troy made a motion to waive reading and approve the minutes from February 16, 2022, board meeting minutes. Marilyn seconded the motion. Motion Passed unanimously.

Officer's Reports

- **President's Report**- Marilyn summarized where we have been and where we are right now. She highlighted the transition from previous management and Sunstate. Condo fees are holding steady. Elevator shafts were sealed, buildings painted, cameras installed in all four garages, stairwell doors locked and elevator keypads installed.
- **Treasurer's Report on Financials** – Carla reported that financials are on track and that the erosion project has been completed at a cost of \$4,300.
- Vice Presidents Report – Nothing to Report
- Secretary's Report – Under old and new business.
- Directors Report – Nothing to Report

Committee Reports – None

Management Report

- Lynn Lakel reported that the Insurance Appraisal and Reserve Study have been ordered. She also reported on the reserve error for 5403 Roofing Schedule Bldg. #3. was entered incorrectly. After a brief discussion of the options to correct the error, Carla made a motion to reallocate the \$250 overing to the 5340 Pool since that account had a negative balance. Marilyn seconded motion and motion passed unanimously.
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Unfinished Business

- Structural Engineer Quotes: - Jim Russell discussed each of the quotes and what they offered. Jim will be the point of contact for the structural engineering inspection. After discussion Carla made a motion to accept the quote from Consulting Engineering for \$3,300. Troy seconded and motion passed unanimously.
- Dorsett Pool Sign – Lynn to get sign corrected
- Pool Gate – Rob has ordered part
- Lock on Back of pool gate – Check with Rob on status.

- Remove Covid notice from website – Lynn will contact webmaster and have it removed
- Eblast minutes out to all owners – Minutes will be sent out to all owners once approved and, on the website,
- Replacing outdoor fixtures – Put on hold until after structural inspection
- Dryer Vents – After discussion, item was tabled. Will do as association and bill each homeowner.

New Business

- Pool Shower heater – Dennis discussed the quote he had. Item tabled
- Water heater in club house is the original from 2005. In order to be in compliance with condo docs it was recommended that it be replaced.
- Replacement of removed palm trees from pond side of buildings is on hold pending outcome of current outstanding studies (reserve, insurance, waterproofing).
- Review/update Rules and Regulations – Deferred to special meeting
- Window cleaning – We will get quotes. Troy to follow up.
- Notice for new owners - After discussion, it was decided an eblast would be sent out to all new owners.

Any other issue to come before the Board-

- Doors closing hard. Please make sure doors are closed when you leave them.
- Clean and inspect roofs – tabled
- Send reminder to all residents to make sure water turned off when leaving.
- Pond fountain hours of operation were to be adjusted.

Unit Owner Input

- Unit owner asked about getting a hose by the clubhouse to rinse off cars. Tabled
- Clubhouse – gym in clubhouse defers any social activities. Personal exercise equipment must be removed within 10 days. Troy explained it will be removed in next two days.
- Flowers under signage needs to be replaced.
- Hot water heaters need replaced. Jeanne Pasternak volunteered to contact plumbing companies for quotes and to see how many people would be interested in getting their hot water heater changed so a lower rate could be negotiated.
- Stephen is still putting together an owner list for information. The contact information for Stephen is Stephen.ulrey@sbcglobal.net . Please send owner information to him regarding the owner information list.
- Bikes in hallway of Building 3 #303. Lynn to send compliance letter.

Next Regular Board meeting – April 20, 2022, at 1:30 pm via Zoom.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 3:37 PM

Submitted by:

Lynn Lake1, LCAM

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