

ISLAND PARK CONDOMINIUM OWNERS, ASSOCIATION, INC.  
MINUTES OF THE BOD MEETING  
Thursday June 16, 2022,  
Via Zoom Conference Call  
**APPROVED**

The BOD Meeting was held at 1:30 pm, via Zoom conference call.

Call to Order: With proof of notice and quorum present, Marilyn Stawecki, President called meeting to order at 1:31 PM

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

Approval BOD Minutes

*Marilyn made a motion to waive reading and approve the Board meeting minutes as amended from April 20, 2022. Carla Seconded the motion. Motion Passed unanimously.*

Officer's Reports

- **President's Report**- Some emails have been received regarding the pond erosion. The Board is aware of this, and it has been investigated. This appears to be mostly cosmetic in nature, but it could be addressed. There are some companies that are going to look at it and see what can be done. There was a small issue with the lawn being cut at different lengths, but that has been resolved. The trees that were approved at the last meeting should be installed soon. Rob is painting the lines for parking spaces and in the Garage. The structural engineering report has been received and there are no major issues. I feel that we should have a separate meeting to discuss the report. The Insurance costs have been received and it appears that we will possibly need an increase to dues in the future as all costs have been increasing. The Hot water shower is on hold as we await all correct permits. Major elevator repairs are being made in building 1 and 4.
- **Treasurer's Report on Financials** – There are some expenses that are going to occur in 2023. There were no unexpected budget expenses during the last month. Insurance costs increased by over \$27,000 and was able to be handled with same savings that had been **made. This won't be the case in the next year.**
- Vice Presidents Report – Nothing to report
- Secretaries Report – Nothing to report
- Directors Report – Nothing to report

Management Report

- Lynn Lakel - Received an email that the reserve study would be onsite for their visit the 1<sup>st</sup> week of July. I advised them that we were very disappointed with the time frame of this study.

Unfinished Business

- Structural Engineering Report – The project for completion of these issues could be a 1 to 2 years. All buildings and areas have been inspected. There were no major issues noted. It appears that the community is in the prevention mode and not in the repair mode. There is some water intrusion, spalling and some delamination on the terraces. The walkways have cracks and some repairs that have failed. There are several areas that water has accumulated and intruded into the concrete. There was rust on all the balcony bolts for the railings and this allows water intrusion. There were several recommendations including waterproofing, fastener replacement and correction of some spalling. There are

recommendations by the engineering firm that they could assist with the bid process and the constructions for repairs. This project could be as much as \$300,000 to complete.

- Appraisal and Insurance – Prevention – The process for getting new Insurance seems problematic. The Insurance bids were not received as we had hoped and no other insurance companies offered bids. There needs to be a process in place for keeping up with the Insurance and the process.
- Review ACTION LIST -
  - Minutes were not emailed to Owners. March meeting minutes need to be emailed.
  - Elevator repairs are ongoing to Buildings 1 and 4.
  - Back Gate needs a lock installed. The post repair needs to be completed before the lock gets installed.
  - Stairwell doors in Building 2 have been completed
  - Dryer Vents – This is a project that needs to possibly be done in the fall when the windows are complete.
  - Rules and Regulations – This needs to go to the Attorney for review. A clean copy will be sent to Lynn to forward on.
  - New pool rules need to be placed on a sign and installed at the pool.
- Pool shower and estimates – This was discussed in the Presidents report.

#### New Business

- NONE

#### Any other issue to come before the Board-

- NONE

#### Unit Owner Input

- Jason – Big thanks for the responsiveness of the Board and how quickly they responded regarding the floor cracks in my unit. I think it would be a good Idea to have the engineer present regarding the Structural Report at a meeting to answer questions and concerns.

Next Meeting – Will be held via Zoom Conference call on August 4, 2022 at 1:30pm.

#### Adjournment

There being no further business to come before the Board, the meeting adjourned at 2:39 PM

Submitted by:

Lynn Lakel, LCAM

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