

# The Island Club Association, Inc.

**Mailing Address:**  
P.O. Box 460278  
Ft. Lauderdale, FL 33346  
www.theislandclub.org

A Townhouse Condominium

## Minutes of the Annual Meeting for the Island Club Association

**The meeting took place at 9:00AM poolside on the 12<sup>th</sup> of January, 2008.**

The following were in attendance:

**Board:**

Frank Bosela	- President	Nancy Clifford	-Member at Large
Rocky Stone	-Vice President	Dennis P. Farretta	-Secretary
Marilyn Mammano	-Treasurer		

**Unit Owners:**

Hank Fylstra	Unit 1-2	Emily Ziegler	Unit 2-2
Helen Bowditch	Unit 2-6	Michael Limuti	Unit 2-1
Sharon Pickard	Unit 3-4	Pat Young	Unit 3-2

**Unit Owners by Proxy:**

Kathrine Ayre	Unit 1-3
Michael Griffiths	Unit 3-3

**The Board recognizes that a Quorum has been met for the purposes of this Annual Meeting.**

The Secretary gave "Proof of Annual Meeting" announcements to Rocky Stone.

Marilyn stated, for the record, that "we" are required to have the Annual Meeting at 9:00AM.

**Dock Information:**

Frank informed the Unit Owners that Fix-It-Fire told him the Fire Line project drawings have been completed and are being submitted to the city for approval.

**Flat Roof:**

Frank told the Unit Owners that the flat roofs are leaking and "we" are gathering estimates for repairs. Estimates range from \$3500.00 to \$45,000.00. It was mentioned that the last repairs were approximately 8 years ago.

**Smoke Alarms:**

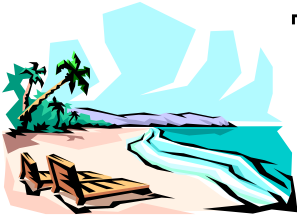
Frank alerted the United Owners that "we" received a citation indicating that the buildings of the Island Club were in violation of City Code with respect to Hard Wired Smoke Detectors. All Units must have 2 (two), hard wired, smoke detectors, one upstairs by the bedrooms and one downstairs. We have a year to comply with the Code.

**Water restrictions:**

Marilyn informed the Owners that we are under a phase 3 water restriction and that our day for watering is Monday from 4AM to 8AM.

**Financial:**

Marilyn provided copies of the following accounts: Reserve Replacement Account has a balance of \$7421.00. Reserve Account "Other" has a balance of \$10242.00. Reserve Dock Account has a balance of \$31795.00 after the initial deposit to Fix-It-Fire for the Fire Line Project. It was stated that the Reserve Dock Account has enough money to complete the City hookup. Marilyn told the Owners that the budget was basically the same as last year with respect to Maintenance cost. Financial Statements are always available to Unit owners upon request.



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Nancy thanked the Owners for turning in their maintenance payments on time.

### **Reserve Fund:**

Frank read the Resolution regarding the Reserve fund and the Reserve replacement fund. Please see attached information.

**The Resolution was read to the owners and a vote was taken. It was unanimously approved.**

### **Introduction of the New Board Members for 2008:**

The newly elected Board members are the same as the 2007 Board.

Election results are available upon request.

### **New Business:**

It has come to the Boards attention, via a Citation, that each unit of the association must have 2 (two) “**hard wired**” **Smoke Alarms/Detectors**. The Board is investigating the 2005 code and will advise the members as soon as the information is available. It is our understanding that “Unit Owners” have until January 1<sup>st</sup> 2009 to comply. The Board request that each Unit owner let the Board know if they have “Hard Wired” smoke alarms. Helen Bowditch (Unit 2-6) has volunteered to investigate the costs of installation and the Board will publish those results as soon as possible.

### **Landscaping Issues:**

It has been brought to the Boards attention that some of the landscaping and vegetation has encroached on the fences and walkways. The Board is asking Unit Owners to let us know if they have any damaged or falling fences due to this problem. It is the Unit Owners responsibility to remove any vegetation, within their property, that is damaging fences or walkways.

### **Parking Lot Condition:**

Frank indicated that we may need to reseal the parking lot soon.

### **Dumpster Issues:**

Michael Limuti (Unit Owner) advised the board that trash is being left outside the dumpster and won't be taken by the Waste Management. The dumpster holder doors need to be repaired, secured and the latch fixed or replaced.

### **Insurance Premium:**

The Board voted and approved a \$250.00 appraisal for insurance purposes.

### **Pool Light:**

The pool light does not work. The board is investigating getting a couple Solar floating light.

**The meeting was adjourned at 9:50am.**

Submitted by,

Dennis P. Farretta, Secretary.