



The Island Club Association, Inc.

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

A Townhouse Condominium

Minutes of the 2009 Annual Meeting for the Island Club Association

The meeting took place at 9:00AM poolside on the 10th of January, 2009.

The following were in attendance:

Board: (5)

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

Unit Owners: (6)

Hank Fylstra	Unit 1-2	Emily Ziegler	Unit 2-2
Helen Bowditch	Unit 2-6	Gina Miles	Unit 2-3
Karen Dyer	Unit 2-5	Jeanette Wenzel	Unit 2-8

Unit Owners represented by Proxy: (5)

Kathrine Ayre	Unit 1-3	Thomas Stillwell	Unit 2-7
Pat Young	Unit 3-2	Sharon Pickard	Unit 2-4
Karen Phillips	Unit 3-5		

A role call was taken by the Secretary.

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

The Secretary produced an "Affidavit of Delivery" of the Annual Meeting Notice.

Dock Information:

Dennis updated the Unit Owners as to the Fire Line/City Tap progress. He stated that the City Tap contractors should begin working in the next week or so.

Outstanding Permits:

Frank told the Owners that while dealing with the City on Fire Line issues, the City told "us" that there were 3 open Permits that needed to be closed. Frank said that he will be contacting the original contractors to get the permits closed.

Accomplishments for 2008:

Frank listed, to the Owners, some of the Boards accomplishments for 2008: Dock (most of which is done), Fire Line, Flat Roofs (repaired and sealed), Smoke Detectors installed and inspected for all units, Top Roof repaired and sealed in sections, Pool deck Chairs re-strapped.

Pool Drain Compliance:

The Pool drain has to be brought up to compliance. Frank stated that we are not currently in compliance with the new State rules. The pool needs an Anti-Entrapment Drain installed. He said that there is a temporary fix for the drain that costs about \$1800.00, but by 2012 the pool will have to be modified system that will be costly. We are obtaining estimates.

Financial:

Marilyn provided hand-outs and information about the Year-End Financial information. Marilyn answered questions from Unit owners and explained 2009 Budget information. This information is available for review upon request. Marilyn was happy to state that the Maintenance Fee was not going up for 2009, However, she cautioned the Owners, that Insurance Costs could increase significantly and this could affect how she budgeted insurance costs for 2009.

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Reserve Fund Vote:

Rocky noticed that a few of the Proxy Forms were filled out incorrectly and told the Board that they were ineligible. Rocky stated that Proxies from Thomas Stillwell and the Ayrs can not and do not have a Vote for the Reserve Fund. It was established that we still had a Forum.

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

Frank read the Reserve Fund Document aloud.

Discussions continued with respect to a Reserve Fund.

Marilyn made a motion that we vote on the Reserve Fund. Frank seconded the Motion. The Motion was approved.

An Owners vote was taken and the Resolution was approved. (14 Valid Votes).

Introduction of the New Board Members for 2009:

The New Board is short 1 Member.

The new Board Members are: Frank Bosela, Rocky Stone, Marilyn Mammano, Nancy Clifford.

Election results are available upon request.

New Business:

New Insurance Statutes for 2009

Marilyn describes the new statutes which require all Unit Owners to have a Homeowners Policy. ~~(Please see attached copy of supporting literature).~~ *OK*

Signage Issue

Karen Dyer requested, from the Board, permission to put up a temporary "For Sale" sign in the common area. The Board advised Karen that an Association vote would have to take place to change the "Documents" under Rules and Regulations. The Board told Karen that a vote could not be done at this Annual Meeting.

Marilyn made a Motion that the Board put together a proposal to amend the Rules and Regulations regarding the placement of "For Sale" and "For Rent" signs on the common property and bring it to a Membership Vote.

The Motion was seconded and approved by a Membership Vote. (15 yes Votes 1 No Vote)

This Motion allows the Board to review and discuss the proposed Sign specifications so as to consider the impact, on the common area, of changing the Association Documents.

Homeowner Information Sheet:

Rocky told the "Owners" that our Lawyer sent a letter showing a Mandate, by the State that "We" have access to all Units in the Association in case of emergency. The Board will be determining a way to accomplish this with a possible Lock Box for keys. The Board needs to have Members UPDATED contact numbers. Please see the Annual Contact List attached.

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It was brought up by a Unit Owner that a Unit facing the street has peeling silver foil on the 2nd story windows, which looks terrible. She asked if "we" could do anything to have the owner remove the tinting. The Board said that they would write a letter.

Volunteers:

Nancy urged members to volunteer for assisting the Board. She also asked and discussed the need to "Clean Up" as you go in reference to trash, old Truly Nolen signs and cigarette butts. Rocky asked the Membership if anyone would be interested in filling the vacant Board position on the Board. If anyone is interested please contact a Board member.

The meeting was adjourned at 10:28am.

Submitted by,

A handwritten signature in black ink, appearing to read "Dennis P. Farretta". The signature is fluid and cursive.

Dennis P. Farretta, Secretary.