



The Island Club Association, Inc.

Mailing Address:
P.O. Box 460278
Ft. Lauderdale, FL 33316
www.theislandclub.org

A Townhouse Condominium

2011 Board of Directors Annual Budget Meeting #2 Minutes

Meeting took place on February 19th 2011 at 09:22AM pool side.

Attendees:

Frank Bosela President Marilyn Mammano Treasurer
Rocky Stone Vice President & Secretary Nancy Clifford Member @ large

Meeting Minutes of January 31, 2011 were approved!

2011 Proposed Budget: (Affidavit of Notice to Owners is on file)

The primary purpose of this Annual Budget Meeting was for the Board to vote on the Proposed Budget. A motion to accept the proposed 2011 Annual Budget was made, as published with the Notice for this meeting. The Board unanimously approved the proposed budget. This Budget will be reviewed after the Board has renewed the Insurance in May.

Result:

The Maintenance fee for 2010 was \$315.00 plus the \$25.00 Reserve Fund Assessment for a total of \$340.00 per month. A \$10.00 increase in the maintenance fee is included in the 2011 Budget and the remainder of the needed funds will be taken from the overage in the Checking account and/or from the Reserve Other account so:

PLEASE BE ADVISED THAT AS OF MARCH THE NEW MAINTENANCE AMOUNT IS \$350.00 PER MONTH!

Other Business:

Discussions on the following occurred:

- The current Bank Statement was made available by the Treasurer and is on file with the Secretary
- Marilyn reported she has filed the 2011 Corporate Report and Donna Bednarek has volunteered to file the 2010 tax return.
- The plumbing problem in unit 2-9 cost the Association \$2,280.00 and was paid from the Reserve Other account.
- A request for dock space from a non-resident owner has been received by the Board. Due to complications in the request, the Board has determined we need a legal opinion. We will ask our Attorney to review our Rules and Regulations as well as the limitations imposed by the various regulatory agencies permits.
- Our Insurance Agency's name and contact information has changed. The Contact List on the web site has been updated. Contact the Secretary if you have trouble accessing the list online!
- We have a problem with Arrow getting access to the subterranean termite's traps on resident's patios. Marilyn will contact Arrow to attempt to get a schedule of their visits so residents can make their patios available. Please remember that the patios are Association property (albeit limited use) and as such the Association does have the right to access your patio area for such maintenance. Also Rocky will be contacting Terminix to remind them they have yet to treat the walkways beams.
- The 5 year Dock Permit with the Army Core of Engineers will need to be reapplied for this year!
- Occasional loud noise in the late night early morning hours was discussed. As a reminder all residents need to be mindful that you have neighbors right on the other side of the wall so please keep the noise level down.
- All residents need to be aware that parking vehicles where your bumper is right at the edge of the street puts you in a liability issue if your vehicle is hit and damages your neighbor's vehicle.
- Frank mentioned we have not received the final Landscape Proposal from Dennis and he will contact him.
- Frank & Rocky will be replacing 6 spot light bulbs today.

The meeting was adjourned at 09:39AM.

Submitted by,

Kerry L. "Rocky" Stone
2011 Vice President & Secretary