



THE ISLAND CLUB ASSOCIATION, INC.

A Townhouse Condominium

Mailing Address:
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www.theislandclub.org

Minutes of the 2013 Annual Meeting

A sufficient number of association members were in attendance or represented by proxy to meet a quorum.

In Attendance Were:

Frank Bosela, President

Christophe and Danielle Kwiecinski

Rocky Stone, Vice President

Edna Rosen

Marilyn Mammano, Treasurer

Patricia Young

Karen Dyer, Secretary

Helen Bowditch

Nancy Clifford, Member at Large

The meeting commenced at 9:01 AM poolside

2012 Achievements: Frank reviewed the accomplishments over the year with the largest being the fence repairs and new walkway along the front of the buildings. There was substantial work accomplished on the A/C tower as well, and Marilyn repaired the walkway posts. Along with many smaller items taken care of as they came up and the change in our waste service, all present seemed pleased with how the year went.

Treasure's Report: Marilyn distributed copies of her financial report to the owners present and explained the report at length. The proposed 2013 budget was also discussed. Many expenses remained the same as the 2012 budget while others were increased as needed. Due to the savings on our waste service (approximately \$900 per month) the monthly maintenance fee of \$375 including reserves can remain the same. Some owners, along with the board, voiced concern over the remaining life expectancy of some big ticket items like the walkway roofs, the main roofs, the water tower etc and if the existing reserve accounts amount of \$25.00 per month split equally between the two accounts is really sufficient. The Board will work to determine those life expectancies and will discuss at a later board meeting. We know at this time that the walkway roofs must be addressed. Marilyn thanked Nancy for her participation in the treasurer position. Nancy collects the mail, makes the deposits, and keeps the records of the individual units.

Membership Vote: Frank read the "Resolution to Establish a Reserve Fund" upon which we were voting and answered any questions from the owners present. The vote was taken and the resolution passed. A copy of the results is attached.

New Business: Christophe requested a slip for his boat. The overall length prohibits the docking perpendicular in a slip. He requested permission to put it alongside, outside of the dolphin piles. There is a question as to the legality of allowing that. Rocky recalled a problem down the street where the association was fined. It was left that Christophe and the board would do some research to be sure it could not cause the association a citation, and if not, the board will discuss at the next board meeting.

The Meeting was adjourned at 10:02 AM

Submitted by
Karen Dyer, Secretary

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