

The Island Club Association, Inc.

Mailing Address:

1501 South East 15th Street – Office
Ft. Lauderdale, FL 33316-2787
Phone (745) 900-1542
Fax (678) 379-6465
www.theislandclub.org

A Townhouse Condominium

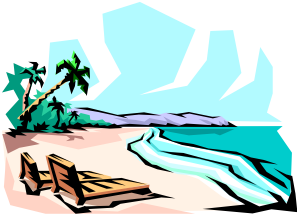
2019 Resolution to Establish a Reserve Fund

As of this 12th day of January, 2019

The Island Club Association, Inc. shall establish a **Reserve Fund** consisting of the following four accounts, the **Reserve Replacement Fund**, the **Reserve Other Fund**, the **Reserve Dock Fund**, and the **Reserve Roof Fund**, and is established at "less reserves than required by" Section 718.112(2)(f), of the Florida Statutes and as further defined below:

- A) The **Reserve Replacement Fund's** purpose shall be that of major replacements and/or repairs costing equal to or more than \$10,000 of any Common Elements only.
- B) The **Reserve Other Fund's** purpose shall be that of minor replacements and/or repairs costing less than \$10,000 of any Common Elements, and can be used to supplement the **Reserve Replacement Fund** as needed, and can be used to supplement the Operating Budget in times of financial emergency if so voted by a majority of the current Board of Directors.
- C) The **Reserve Dock Fund's** purpose shall be that of enhancements and/or repairs to the Docks Common Elements, including fire protection, electrical and seawall components, only.
- D) The **Reserve Roof Fund's** purpose shall be that of resurfacing of and repairs to the Walkways Roofing Common Elements only.
- E) The **Reserve Funds** defined in A), B), C) and D) above shall be funded as follows:
 - 1) An **\$80 Reserve Assessment**, to be added to the monthly Maintenance Assessment, shall be collected from each unit and shall be apportioned as follows:
 - a) The first 50% of the Reserve Assessment shall be allocated to the **Reserve Replacement Fund**, defined in A) above.
 - b) The remaining 50% of the Reserve Assessment shall be allocated to the **Reserve Other Fund**, defined in B) above.
 - 2) All Dockage Assessments collected by the Association for usage of that Common Element (slips) shall be apportioned to the **Reserve Dock Fund** defined in C) above.
 - 3) All payments made by Unit 3-5 for the collection of the outstanding balance (including interest) of Roof Assessment debt shall be allocated to the **Reserve Roof Fund** until the debt is paid in full and will remain in the fund to be used as defined in D) above..
 - 5) All funds collected as defined above shall be transferred into these Reserve Accounts on at least a quarterly basis.

F) This Resolution will commence as of January 1, 2019.



The Island Club Association, Inc.

Mailing Address:

1501 South East 15th Street – Office
Ft. Lauderdale, FL 33316-2787
Phone (745) 900-1542
Fax (678) 379-6465
www.theislandclub.org

A Townhouse Condominium

G) All moneys allocated to the four (4) **Reserve Fund** accounts defined above shall only be used for the purposes as indicated above, unless modified by a majority vote of the unit owners or, as specified in the Associations Documents or Florida Statutes whichever takes precedent.

This resolution was voted on and approved by a majority Membership vote at the 2019 Annual Membership Meeting of The Island Club Association, Inc. and is included into the Associations Documents as is deemed appropriate.

January 12, 2019

Signed and Dated by the President of the 2018 Board of Directors: Richard Andres

As per The 2018 Florida Statutes section 718.112(2)(f)4 the following statement is included in this resolution as it applies to the voting proxy:

**WAIVING OF RESERVES, IN WHOLE OR PART, OR ALLOWING
ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT
OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL
ASSESSMENTS REGARDING THOSE ITEMS.**