



The Island Club Association, Inc.

www.theislandclub.org

Mailing Address:

c/o TDSunshine Property Management
P.O. Box 122015
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Phone: (954) 585-0228
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Email: board@theislandclub.org

A Townhouse Condominium 2020 Annual Meeting Minutes

Call to Order: This Meeting took place on January 11, 2020 at 9:05AM on the Pool Patio.

Determination of Chairman:

Calling of Roll and Certifying Proxies:

Attendees:

Nathan Hoy (NH)	- President	Dennis Farretta (DF)	- Vice President
Frank Bosela (FB)	- Treasurer	Rocky Stone (RS)	- Secretary
Mark Aument	- Director	Richard Curry (PM)	- Property Manager

Members: Eryn Ramsey (2-5), Robert Markham (3-3), Karen Phillips (3-5)

Proxy: Frank (1-2), Rocky (1-3), Rocky (1-5), Rocky (2-6), Nathan (2-7), Nathan (2-8)

Proof of Notice of Meeting:

Mailed 11/1/2019

Reading or Waive of Minutes:

No minutes

Presidents Report: Nathan updated attendees on completed projects in 2019 – New management company, sprinklers, A/C Tower, Pool light.

Treasurers Report: Frank stated most money has been transferred to CenterState, small amount remains at Bank of America. Last financials were in October, once transition to Buildium is complete financials will be sent to board. Rocky discussed water bill concerns, overflow was running continuous and has now been fixed. Sprinkler system was broken for months. Hoping those fixes will reduce bill. Need to monitor monthly bills going forward.

Vote on 2020 Resolutions to Establish Reserve Fund:

Nathan motions to approve partially funded reserves, Rocky 2nd, Unanimous vote to approve partial reserves, 14 yes for approval.

Announcement of 2020 Officers:

No election – 5 spots available, 3 candidate forms submitted. Kerry “Rocky” Stone, Frank Bosela, Mark Aument.

Rocky motions to appoint Nathan Hoy for board, all members in Favor. Mark motions to appoint Eryn Ramsey for board, all in favor.

2020 Board of Directors – Nathan Hoy, Kerry “Rocky” Stone, Frank Bosela, Eryn Ramsey, Mark Aument

New Business:

Replace dumpster fence

Dock board replacement – Rocky has estimate

Electric to dock scope of work – estimate

East side of building dock seawall is damaged

Advanced Sprinklers – Inspect sprinklers behind East building

Dennis has contact for painting building

Reseal parking lot

Insurance renew – multiple quotes

Adjournment:

This meeting was adjourned at 9:38PM.

Recorded by Richard Curry & Published by Rocky Stone, 2019 Secretary

Published – 2/7/2020



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A Townhouse Condominium

BOARD OF DIRECTOR MEETING

Call to Order:

This Meeting took place on January 11, 2020 at 9:42AM on the Pool Patio.

Officer positions:

Frank Bosela: President

Nathan Hoy: Vice President

Mark Aument: Treasurer

Kerry "Rocky" Stone: Secretary

Eryn Ramsey: Director

Meeting adjournment:

This meeting was adjourned at 9:45PM.