

The Island Club Association, Inc.

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

A Townhouse Condominium

Meeting Minutes of the Board of Directors

The meeting convened poolside, at 5:45 p.m. on Feb. 6, 2006. The following were in attendance:

Frank Bosela, President (unit 2-10)
Rocky Stone, Vice-Pres. (unit 1-4)
Marilyn Mammano, Treasurer (unit 2-1)
Sharon Pickard, Secretary (unit 3-4)
Nancy Clifford, Member at large (unit 1-5)

Pat Young has offered to be Member at large (not present) (unit 3-2).

A thank you goes out for our board members of 2005 for all of the hard work and accomplishments made in that year!

Old Business:

Marilyn made a motion for Nancy to be re-elected **appointed** to the board as **the** member at large and also to share in the Treasury responsibilities of collecting the dues, mailing and making bank deposits, and Marilyn will pay the bills **and keep the books. It was voted on and approved.**

Fences and Gutters:

The second bid on the fences was for \$5,000 which includes the roof on the pool pump. This was \$1700 less than the previous fence bid. Diana Vanderbilt has offered to help co-ordinate the contractors. The board made a resolution to accept the contract. He is licensed and insured. We will request that the contract include pressure treated wood (**for top boards and posts**) and screws for extra support. Copy of agreement from Bill's Lawn Maintenance is attached to the minutes. It was voted on and approved.

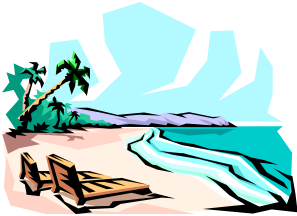
The gutter bid was for \$1,694 from Watertite Gutter Co. for 6" white gutters **& 2x4 spouts** to correct the existing damage. A resolution was made by Nancy to accept the bid for repairs. It was seconded and approved.

Roof:

The roof assessment has been scheduled for ~~inspection and~~ repair of all hurricane roof damage. ~~More information in the next minutes.~~

Dock:

The **county** license was recorded. A certified letter regarding the terms of the license must be sent. We received a 60 day extension and sent a certified letter to the Army Corp of engineers stating we were in compliance and waiting on their review.



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Seawall:

Marilyn will request a contract and date from Affordable Seawall to do the seawall repair work ASAP.

A/C Tower:

Frank, Marilyn & Rocky are calling repairmen to get the fiberglass piping repair work done.

Plumbing:

Replacement of the city water feeds to units in buildings 1 & 3 has not been done as yet. Frank & Rocky are contacting the plumbers suggested by Bob Smith Plumbing to get quotes. This needs to be done in preparation for the water feeds to the Dock project. ~~All plumbing has been redone with the exception of the two end units to tie into the dock project. Rocky has located the old plumbers and will arrange for them to complete the work.~~

New Business:

Rocky mentioned that we need to update forms for interviewing potential buyers of units coming up for sale.

Meeting was adjourned at 6:45 p.m.



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Rocky Stone, Vice-Pres. (unit 1-4)
Marilyn Mammano, Treasurer (unit 2-1)
Sharon Pickard, Secretary (unit 3-4)
Nancy Clifford, Member at Large (unit 1-5)

The Board members selected and voted on the Officers of the Board as listed above.

Notice:

A thank you goes out for our board members of 2005 for all of the hard work and accomplishments made in that year!

Old Business:

Both Pat Young (not present - unit 3-2) and Nancy Clifford volunteered to be Member at large. Marilyn made a motion for Nancy to be appointed as the Member at Large and also to share in the Treasury responsibilities of collecting the dues, mailing and making bank deposits, and Marilyn will pay the bills and keep the books. It was voted on and approved.

Fences and Gutters:

The third bid on the fence repairs was for \$5,000 which includes the roof on the pool pump. This was \$1,700 less than the previous fence bid. The board made a resolution to accept the contract. He is licensed and insured. We will request that the contract include pressure treated wood (for top boards and posts) and screws for extra support. A copy of the agreement from Bill Spring is attached to the minutes. It was voted on and approved. Diana Vanderbilt has offered to help co-ordinate the contractors.

The gutter bid was for \$1,694 from Watertite Gutter Co. for white gutters and 2x4 spouts to correct the existing damage. A resolution was made by Nancy to accept the bid for repairs. It was seconded and approved.

Roof:

The roof has been scheduled for repair of all hurricane roof damage.



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New Business:

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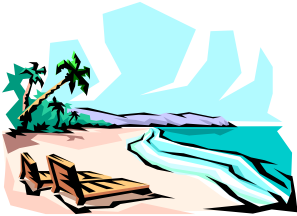
The meeting was adjourned at 6:45 p.m.

Submitted By,

Sharon Pickard, Secretary

Addendum:

Bid from Bill Spring for Fence Repairs



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Meeting Minutes of the Board of Directors

The meeting convened poolside at 5:38 p.m. on March 16, 2006. The following were in attendance:

Frank Bosela, President
Rocky Stone, Vice-Pres.
Marilyn Mammano, Treasurer
Sharon Pickard, Secretary
Nancy Clifford, Member at Large

A motion was made and seconded to approve the Jan. 28, 2006 minutes. It was approved.

Reminder: Please make separate checks for the \$275 maintenance and \$500 per month for April and May for the special dock assessment. These 2 payments will bring the total special assessment for each unit to \$5,000. Balances are attached for clarification.

OLD BUSINESS:

Seawall: Three seawall companies were interviewed and only AA Affordable Seawall's bid was acceptable. Their bid was outdated and therefore redone for the repairs, resulting in an \$18,000 new contract. It will take a minimum of 60 days from contract to get the permit. A motion was made to accept the bid and sign the contract so that we can get started. The motion was seconded and approved to accept this contract.

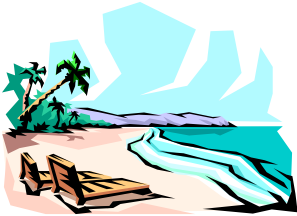
Dock Project: There was a discussion regarding our need for Dock & Deck Services to pick up the City's Permit. They will not pick up the permit without a signed contract. We (thanks to Marilyn) have created an amended contract, that our attorney will review, which will allow Dock & Deck to pick up the permit. This new contract will give both sides the right to cancel the contract if the project is not approved by The Army Corps of Engineers.

Plumbing: Still ongoing. No contract yet.

Insurance: Be prepared for a large increase in our insurance when it comes up for renewal in May. With property values increasing and cost to rebuild escalating, we are way underinsured and need to increase our coverage. We are looking into this and will report further on it at our next meeting. An increase in monthly maintenance is a possibility!

Repairs from Hurricane: Fence and Roof repair expenses totaled approximately \$7500. Landscaping costs were approximately \$1000. Scheduled for July 6, the gutters will be repaired at a cost of \$1700. Our total hurricane damage was approximately \$10,200.

Bank Accounts: At the Annual Meeting, we voted to establish a Reserve Fund. It was agreed we account for this fund in three parts; Common Elements reserve, Operating Budget Overages reserve, and Special Project (Dock) reserve with separate accounting for all three. In order to accomplish this, four bank accounts have been setup as follows:



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Three Saving Accounts for reserve funds:

1. Reserve fund for the Dock Project (funded by special dock assessment).
2. Reserve fund for projects over \$10,000 (funded by half of the \$25 monthly Assessment and 25% of dock fees).
3. Reserve fund for budget overage items (balance of the investment account and half of the \$25 monthly assessment).

One Checking Account for operating expenses:

1. Existing checking (funded by monthly maintenance and 75% of dock fees).

Air conditioner Maintenance: Our budget for the year was \$1100. We have spent over \$3000 so far making us way over budget thus far.

Windows: Ace Windows distributes AlVent awning windows. AlVent windows need to be approved for Hurricane standards in Broward. (Approval should be obtained by the end of March). If these windows are approved, it will take 12 weeks to get them ordered. Individual permits are needed to install windows in each apartment. Once the windows are approved and we find out how much they will cost, Marilyn suggested that the Board may want to ask the unit owners if they want to replace the windows incrementally with AlVent aluminum windows or replace all the windows on an accelerated basis with more conventional and less expensive windows. We need to replace broken windows temporarily. This will be further discussed upon completion of our research of price and style. All replaced windows must be hurricane proof per current zoning.

NEW BUSINESS:

We received a letter from Gillian and Michael Griffiths of unit 3-3 requesting to be added to the dock waiting list.

FYI - Our termite contracts do not include the newer "Formosan" termites, this would be under a separate contract.

Pat Young of unit 3-2 requested approval of a retractable awning to replace the one torn off by the hurricane. A motion was made and seconded to approve...all agreed.

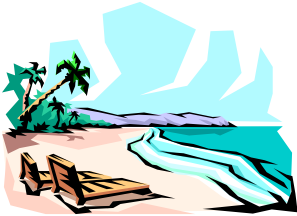
Thomas Stillwell of unit 2-7 wants to replace his window. We agreed to address and fix all broken windows temporarily. He also wants to discuss dockage issues.

Shutter Specifications need to be published.

Meeting was adjourned at 7 p.m.

Submitted By,

Sharon Pickard, Secretary



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Meeting Minutes of the Board of Directors

The meeting convened poolside at 5:40 p.m. on April 17, 2006. The following were in attendance:

Frank Bosela, President
Rocky Stone, Vice-President
Marilyn Mammano, Treasurer
Sharon Pickard, Secretary
Nancy Clifford, Member at Large

A motion was made and seconded to approve the March 16, 2006 minutes. It was approved.

OLD BUSINESS:

Dock Project:

The Army Corps of Engineers is waiting to hear from the Federal Fish & Wild Life for their approval of our dock upgrade. They have informed us it will be a couple of months (email attached).

A contract was signed with AAAfordable Seawall to repair the seawall. They are filing to obtain both the city permit and the county. The seawall maintenance permit may be bumped up to the Army Corps of Engineers. We don't plan on hearing from them for two months.

Temporary work needs to be done on the dock as it is pulling away from the seawall and needs to be secured. A motion was made and approved to set a limit of \$500 for temporary dock repairs.

Windows:

The Al-Vent awning windows have been approved by the State to meet Florida hurricane resistance standards and are therefore now acceptable by the Municipalities. Marilyn volunteered to get "Apples to Apples" comparison bids for the Al-Vent, PGT & Winguard windows to allow the board to prepare a presentation to the unit owners to vote on what they want to do. It was requested that any estimates be for tinted UV protection glass to keep a/c bills down.

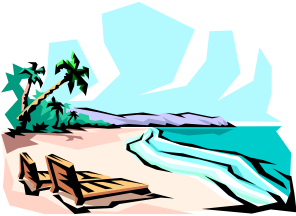
Any temporary repairs to hurricane damaged windows can be fixed with Plexiglas on outside and ply wood on inside until windows are replaced. For any questions or presentation of other options, contact the board and/or look at the repairs made on unit 3-1 as an example.

A hurricane shutter specification was voted on and approved (see attached).

Financial:

There are now four bank accounts: one checking account for operations and three savings accounts for reserve accounts (see attached statements).

The current billing statement from our Attorney was received, reviewed and approved for payment.



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We received a letter from Thomas Stillwell to reimburse for window replacement totaling \$214.

NOTICE: Any further window repair or replacement estimates must be submitted to the Board for approval prior to replacement or reimbursement will be refused.

Insurance:

We can not get an estimate on increasing “replacement cost” on our insurance until we receive the May renewal. At that time we will need to get an appraisal to submit to the new insurer to increase the replacement cost. Expect an increase in maintenance and possibly a special assessment for increased coverage.

NEW BUSINESS:

A vote was approved for Island Club to continue membership in the Harbordale Homeowners Association. **We need volunteers** to go to the meetings and to keep us posted on neighborhood developments of which there are many. Please contact a board member to volunteer.

We need the Committee to get started on redoing the documents, rules and regulations etc. to our condominium documents. A meeting will be held in the next 2 weeks to restart the Committee.

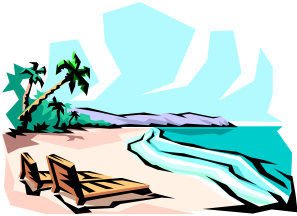
We want to thank Hank for continuing the maintenance of the sprinkler system, and Helen and Ashley Bowditch for managing the termite inspection.

All documents needed for renters or new buyers are now available for downloading on the website as well as the Elevation Certificate for your Insurance.

Meeting was adjourned at 6:42 p.m.

Submitted By,

Sharon Pickard, Secretary



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www.theislandclub.org

A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting convened poolside, at 4:20 p.m. on May 27, 2006. The following were in attendance:

Frank Bosela, President (unit 2-10)
Rocky Stone, Vice-Pres. (unit 1-4)
Marilyn Mammano, Treasurer (unit 2-1)
Sharon Pickard, Secretary (unit 3-4)
Nancy Clifford, Member at Large (unit 1-5)
Thomas Stillwell (unit 2-7)
Diana Vanderbilt (unit 1-1)

The Board members met with the new tenant in unit 3-1 and welcomed him. His approval is pending, see "Renter Situation" below.

A motion was made and seconded to approve the April 17, 2006 minutes. It was approved.

OLD BUSINESS:

Dock Project:

The Army Corps of Engineers (via the US Fish & Wildlife Service) is holding up our approval (we believe) based on the pending Broward County Manatee Protection Plan approval. The County Commission is supposed to vote in July or August to approve the Plan for submittal to the Florida Fish & Wildlife Commission for their approval. It seems that there are very tight restrictions in the proposed Plan and there is great objection to the Plan by many factions, so it may take some time for the Plan to actually get approved by the County.

Rocky has volunteered to send an email to the attorney to solicit his help. He is also expecting to hear from Congressman Shaw regarding this matter. He will post the email correspondence between the association members and the Federal authorities pertaining to this matter on the web site for all to read. See attached for Instructions on accessing this information.

NOTE: We are requesting that all unit owners that have an email address please supply it to us so that we can email minutes and updates.

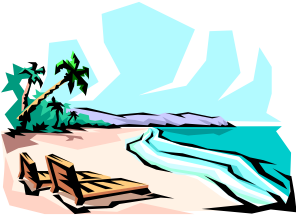
Marilyn made note that we approved \$500 for temporary dock repair work. She is requesting an additional \$200 to complete the repairs. A vote was taken and approved to allot a total, not to exceed, \$800 for this matter. (Thank you to Michael Limuti for stabilizing the docks, a difficult and thankless job and we are grateful for all your efforts.)

Seawall:

The Building Department had us change from short forms to long forms for the permit to complete the seawall. We intend to have the seawall work done while waiting for the dock approval.

Windows:

We received a response from Ace Glass and Window with a breakdown on the costs of awning and single hung windows. This sheet is attached to the minutes. The IWC single hung is more expensive but better quality, but the PGT has a 25% surcharge if not standard size and we have many windows that are not standard. In all the



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awning is approximately 34% more than the single hung. Attached also is a cost breakdown that Rocky prepared for us. (Thank you Rocky...that was a lot of work!)

We must have a 75% vote of approval of unit owners regardless of which window type we go with. If we go with awning windows, it will be approximately \$7100 per unit, and \$5300 per unit for all single hung. The bottom hallway windows must be single hung or sliders due to code restrictions. We intend to have all the information compiled necessary to call a special meeting to vote on replacing the windows by our July Board meeting.

The Board discussed a middle ground of combining both types of windows and paying individually for upgraded (awning) windows. We will put together all of the information necessary for this type of choice and have the attorney review and approve.

A motion was made and approved to hold a special meeting within the next 100 days for the purpose of voting on replacing all windows and to approve a special assessment for same.

Insurance:

A motion was made to have Joculeur Appraisal Company do the appraisal for the insurance company to increase our insurance coverage. The motion was approved.

Financial:

All dock assessments are paid in full. All units Maintenance and Reserve Fund payments are current. Terminix is scheduled to check the property for Formosa Termites. The trees were trimmed at a cost of \$185. We got an estimate of \$1670 to replace fallen down spouts from the hurricane. We authorized Nancy to spend up to \$500 for any additional spout repair that they may find necessary to do.

NEW BUSINESS:

Hurricane Preparedness:

We need to have the fences screwed down in loose places. Everyone please look at their area and check for hurricane prevention: Trim trees in your patio areas, screw down loose wood on fences, remove any personal objects mounted to fences, secure any loose pots or decorations, etc...

Renter Situation:

Approval is pending three items needed from owner of unit 3-1. An outstanding balance is due from hurricane repair; a copy of the lease; and an a/c permit approval given to the Board.

Other:

Thomas Stillwell of unit 2-7, asked who was responsible for the interior painting of the fences. He was informed that during the repainting of the building the unit owners opted to leave the interior fences paint as is. The exterior paint (left over) does not match and to match the grey go to Loews or Home Depot and get Rustoleum Dark Grey Spray Paint. He also requested that there be a separate line in the minutes telling who is behind in payment of their maintenance and/or special assessments. It was noted that with the exception of 3-1's hurricane repair outstanding balance there are no others in arrears.

The Meeting was adjourned at 6:05 p.m.

Submitted By,

Sharon A. Pickard, Secretary



Ace Glass and Window
1018 Floranada Road
Ft. Lauderdale, FL 33334
(954) 938-5009 (954) 938-5133 Fax

Date: 5/15/06

To: Rocky Stone

Company: Island Club Condominium

Phone: 954-599-5002, Fax: 954-527-5002

Rocky,

Following is the information I gave to Marilyn. ATW windows will have four vents, Single Hung windows will be 2/2 so they will look like ATW – when closed. Comparison is between white frames and clear glass. Al-Vent can supply anodized frame at a slightly higher cost.

Al-Vent vs. PGT depending on standard size vs. custom size; Al-Vent will be approximately \$330. additional. PGT cannot supply anodized frames.

Al-Vent vs. IWC depending on standard size vs. custom size: Al-Vent will be approximately \$305. additional. In our opinion IWC is a better quality window, and they can supply anodized frames if needed.

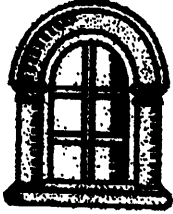
There will be an additional cost of about \$35. to \$45. to make each window into 2/2.

I will be glad to visit the site and quote each style apartment individually.

There are a lot of variables – the information above are general guidelines.

Thanks,

Jerry G



Ace Glass and Window
1018 Floranada Road
Ft. Lauderdale, Fl 33334
(954) 938-5009 (954) 938-5133 Fax

Date: 5/23/06

To: Rocky Stone

Company: Island Club Condominium

Phone: 954-599-5002, Fax: 954-527-5002

From: Jerry G.

Good evening;

The following is meant to show you and the condominium board the price relationship between Impact Awning windows and Impact Single Hung windows. Both examples have white frame and clear glass. The single hung used will be acceptable in all locations. The strength of the ATW may have to be increased if the window falls in zone 5 (to be determined when pricing individual apartments). Zone 5 are windows that are near corners of buildings. The increase in strength may add \$75.00 to that window. Leaving that out, the following prices should give you the information you requested. The prices include labor and material, but do not take into account mull bars, permit and engineering costs, some overhead costs.

That being said I hope the following helps.

SIZE	ATW	SH - PGT	SH- IWC
24 (37 x 50.625)	\$875.	\$585.	586.
H32 (26.5 x 26)	625.	352.	398
H34 (26.5 x 50.625)	735.	471.	501

All windows are Impact rated, and exceed all applicable codes.

The comparison is between PGT Single Hung, IWC Single Hung and Al-Vent ATW. IWC has a nicer finish and the glass is 7/16" as opposed to PGT which is 5/16". If the windows are not standard sizes we will have to add 25% surcharge to PGT but not IWC.

Thanks,

Jerry G

Rocky – please do not fax anything to the fax no. you might see on the header. I am working from home, so if you need to fax back please use the number on the letterhead.

Call if you have any questions.

Comparison of cost between Single Hung and Awning

for Apartments Bldg1&3 #2,3&4				6 UNITS			
Without ATW				With ATW			
<u>Window Size</u>	<u>Qty</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>
24 (37 x 50.625)	5	SH - IWC	\$ 586.00	\$ 2,930.00	ATW	\$ 875.00	\$ 4,375.00
H32 (26.5 x 26)	1	SH - IWC	\$ 398.00	\$ 398.00	ATW	\$ 625.00	\$ 625.00
H34 (26.5 x 50.625)	1	SH - IWC	\$ 501.00	\$ 501.00	SH - IWC	\$ 501.00	\$ 501.00
24 (37 x 50.625)	1	SH - IWC	\$ 586.00	\$ 586.00	SH - IWC	\$ 586.00	\$ 586.00
H32 (26.5 x 26)	2	SH - IWC	\$ 398.00	\$ 796.00	SH - IWC	\$ 398.00	\$ 796.00
TOTAL PER UNIT				\$ 5,211.00			\$ 6,883.00
				Difference =	\$ 1,672.00	32.09%	

for Apartments Bldg1&3 #1&5				4 UNITS			
Without ATW				With ATW			
<u>Window Size</u>	<u>Qty</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>
24 (37 x 50.625)	11	SH - IWC	\$ 586.00	\$ 6,446.00	ATW	\$ 875.00	\$ 9,625.00
H32 (26.5 x 26)	1	SH - IWC	\$ 398.00	\$ 398.00	ATW	\$ 625.00	\$ 625.00
H34 (26.5 x 50.625)	1	SH - IWC	\$ 501.00	\$ 501.00	SH - IWC	\$ 501.00	\$ 501.00
24 (37 x 50.625)	1	SH - IWC	\$ 586.00	\$ 586.00	SH - IWC	\$ 586.00	\$ 586.00
H32 (26.5 x 26)	2	SH - IWC	\$ 398.00	\$ 796.00	SH - IWC	\$ 398.00	\$ 796.00
TOTAL PER UNIT				\$ 8,727.00			\$ 12,133.00
				Difference =	\$ 3,406.00	39.03%	

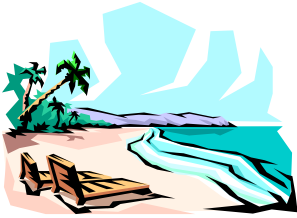
for Apartments Bldg2 #1,6,7,8,9&10				6 UNITS			
Without ATW				With ATW			
<u>Window Size</u>	<u>Qty</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>
24 (37 x 50.625)	5	SH - IWC	\$ 586.00	\$ 2,930.00	ATW	\$ 875.00	\$ 4,375.00
H32 (26.5 x 26)	0	SH - IWC	\$ 398.00	\$ -	ATW	\$ 625.00	\$ -
H34 (26.5 x 50.625)	0	SH - IWC	\$ 501.00	\$ -	SH - IWC	\$ 501.00	\$ -
24 (37 x 50.625)	3	SH - IWC	\$ 586.00	\$ 1,758.00	SH - IWC	\$ 586.00	\$ 1,758.00
H32 (26.5 x 26)	0	SH - IWC	\$ 398.00	\$ -	SH - IWC	\$ 398.00	\$ -
TOTAL PER UNIT				\$ 4,688.00			\$ 6,133.00
				Difference =	\$ 1,445.00	30.82%	

for Apartments Bldg2 #2&5				2 UNITS			
Without ATW				With ATW			
<u>Window Size</u>	<u>Qty</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>
24 (37 x 50.625)	3	SH - IWC	\$ 586.00	\$ 1,758.00	ATW	\$ 875.00	\$ 2,625.00
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H34 (26.5 x 50.625)	1	SH - IWC	\$ 501.00	\$ 501.00	SH - IWC	\$ 501.00	\$ 501.00
24 (37 x 50.625)	0	SH - IWC	\$ 586.00	\$ -	SH - IWC	\$ 586.00	\$ -
H32 (26.5 x 26)	0	SH - IWC	\$ 398.00	\$ -	SH - IWC	\$ 398.00	\$ -
TOTAL PER UNIT				\$ 2,259.00			\$ 3,126.00
				Difference =	\$ 867.00	38.38%	

for Apartments Bldg2 #3&4				2 UNITS			
Without ATW				With ATW			
<u>Window Size</u>	<u>Qty</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>	<u>Type</u>	<u>Cost</u>	<u>Total</u>
24 (37 x 50.625)	4	SH - IWC	\$ 586.00	\$ 2,344.00	ATW	\$ 875.00	\$ 3,500.00
H32 (26.5 x 26)	0	SH - IWC	\$ 398.00	\$ -	ATW	\$ 625.00	\$ -
H34 (26.5 x 50.625)	0	SH - IWC	\$ 501.00	\$ -	SH - IWC	\$ 501.00	\$ -
24 (37 x 50.625)	2	SH - IWC	\$ 586.00	\$ 1,172.00	SH - IWC	\$ 586.00	\$ 1,172.00
H32 (26.5 x 26)	0	SH - IWC	\$ 398.00	\$ -	SH - IWC	\$ 398.00	\$ -
TOTAL PER UNIT				\$ 3,516.00			\$ 4,672.00
				Difference =	\$ 1,156.00	32.88%	

GRAND TOTALS (20 units)	\$105,852.00		\$142,224.00
	Difference =	\$36,372.00	34.36%
TOTAL PAID PER UNIT	\$ 5,292.60		\$ 7,111.20
	Difference =	\$ 1,818.60	34.36%

NOTES: SH-IWC is Single Hung made by IWC - ATW is Awning Type Window made by AlVent
 On all units 1 window upstairs is SH-IWC for fire escape
 AND the fire escape window is located over walkways
 All windows downstairs are SH-IWC due to code Awning not allowed
 No Patio doors are included in this comparison
 Each unit will have a permit cost not included in this comparison
 IWC windows (not PGT) were used herein due to the marginal cost difference
 AND the possibility of a 25% surcharge for non-std sizes on PGT
 AND the fact that IWC windows are intrinsically higher efficiency rated
 All costs herein are based on "relationship" letter from Ace Glass & Window 5/23/06
 Mullions are used on Single Hung windows to make them look like Awnings



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A Townhouse Condominium

Meeting Minutes of the Board of Directors

The meeting convened poolside at 6:03 p.m. on July 20, 2006. The following were in attendance:

Frank Bosela, President (unit 2-10)
Rocky Stone, Vice-President (unit 1-4)
Marilyn Mammano, Treasurer (unit 2-1)
Sharon Pickard, Secretary (unit 3-4)
Nancy Clifford, Member at Large (unit 1-5)

A motion was made and seconded to approve the May 27, 2006 minutes. It was approved.

OLD BUSINESS:

Dock Project:

We are still awaiting final approval by the Army Corps of Engineers to start the new dock. It appears that all dock Approvals are on hold countywide pending final approval of the Broward County Manatee Protection Plan including the Boat Siting Facility Plan. This plan could have a negative impact our ability to expand the dock.

ATTENTION: On our website (www.theislandclub.org) there is a link to The Marine Industries Association's Analysis of the proposed Boat Siting Facility Plan of Broward County and other pertinent information sites links. Owners should review this information and provide comments to the Board since we plan to attend the August/September public hearings concerning the MPP/BSFP and voice the Associations opinion. It is imperative that all unit owners assist us to voice the association's opinion.

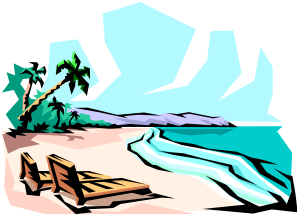
Frank started to complete the temporary dock repair, but questioned why the pilings were drilled into and was concerned that it may have weakened them. There were also questions concerning the use of the seawall cap for restraining the pilings. Rocky made a motion to get a professional opinion from our seawall company (AA Affordable Seawall) as to the strength of the seawall for doing the temporary repairs this way. The motion was seconded and approved. Marilyn will contact Joe Harper and set up a meeting with Joe, Rocky and herself.

Seawall:

The seawall repair is also awaiting permits. The county is reviewing our request and they will get back to us upon completion of their review (no time given but there is a backlog). Marilyn got a letter from the County Environmental Protection Department saying that our request was being reviewed and **should** have an answer at the end of July (don't hold your breath).

Insurance:

We are still awaiting the building Appraisal to determine what our current "Replacement Cost" should be. Again once we receive the appraisal we can then adjust our insurance coverage.



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Treasurers Report:

Attached is the Treasurer's report as of June 30 2006. All Units Monthly fees and Reserve assessments are current. Copies of the semi annual reports are available to any unit owner who requests them (they can be emailed if you wish).

Unit #3-1 Rental:

A copy of the Rental Agreement has been received and reviewed and accepted but the hurricane related reimbursement to the association for \$300 is still outstanding. Approval of the Renter in this unit can not be approved until these moneys are received.

Windows:

According to our legal council (see attached letter), the windows are not common elements since the definition of unit boundaries includes windows. Although the unit owner is responsible for the repair and replacement of the windows, the Board must approve any change in windows; therefore, any unit owners who are replacing their windows must submit their design to the Board for approval. The Board, using any and all legal means necessary, at the expense of the unit owner, will stop anyone that does not follow association standards.

ATTENTION: Attach is a draft of the proposed "Window and Door Standards Specification" that the Board intends to adopt at the next meeting. Please review them and send any comments to a member of the Board. The final document will be reviewed and approved by the associations Legal Council.

Also attached you will find the "Hurricane Shutter Standards Specification" previously adopted but not previously published.

NEW BUSINESS:

Mail to the Board:

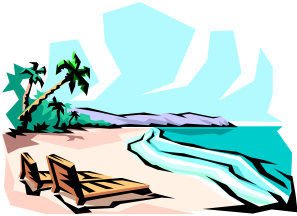
A note was received from Gina Miles regarding her fence between units 2-2 and 2-3 stating it still has not been repaired since the hurricane. The Board will address this issue.

Pat Young has a new cocker spaniel named Shadow. She has submitted all the proper documentation to the Board and has been approved.

The Meeting was adjourned at 7:20 P.M.

Submitted By,

Sharon A. Pickard, Secretary



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting convened poolside at 6:15 pm on August 17, 2006. The following were in attendance:

Rocky Stone, Vice President (unit 1-4)
Marilyn Mammano, Treasurer (unit 2-1)
Nancy Clifford, Member at Large (unit 1-5)
Hank Fylstra (unit 1-4)

A motion was made and seconded to approve the July 20, 2006 minutes. It was approved unanimously

OLD BUSINESS:

Dock Project:

All permits are on hold at the Army Corps of Engineers until the Boat Siting Facility Plan is adopted by the Broward County Commission. We have tried to contact them with no response. The August Public Hearing was postponed. We need to get our written comments to Broward County by August 24. Someone needs to draft our response and send it around to the other Board Members.

We are waiting for the Seawall Company to get back to Marilyn to arrange a meeting to review the “dock protection installation” to insure that it can withstand the pressure if used. We are also still awaiting the approval of our permit to correct the

Financial Update:

All units Maintenance and Monthly Assessment are current!

Insurance Update:

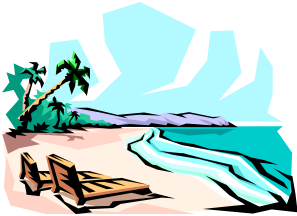
The appraisal has been completed. Marilyn took the package from on top of the mailbox but it is addressed to Sharon. We need to follow up with the insurance broker.

FYI, we received a refund from Citizens Insurance for app. \$1000 for an over payment. We also paid approximately \$800 for modifications to the policy. Details will follow when Sharon gets back.

Window Update:

Marilyn reported that the Pagans had gotten an estimate to replace their windows per the proposed standards but could not get an exact equivalent to IWC windows.

Rocky explained that the draft window Standard circulated in the previous minutes was intended to set a standard so that all the single hung windows would look exactly the same over time in terms of color and size of stiles without requiring everyone to use the same window manufacturer. Marilyn felt that was not practical. Each window manufacturer makes a slightly different window although all of them must meet the hurricane standards. The white colors may be slightly different and the size of the frames will also vary. She felt that overall these slight differences should be accepted and that unit owners should be able to shop around and get



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any window that meets the hurricane standards and also the color and style standards the Board is attempting to set.

Marilyn has drafted and requested that an “as is” Alternative Window and Patio Door Standard be circulated to the members for comment. (Her alternative is attached)

Nancy brought up the issue of screens and should these also be regulated for color? This will need to be addressed in the final spec. Marilyn brought up the issue of not allowing wood doors because of termites. Rocky agreed to research if wood is even an issue by code.

No vote was taken on the standard. **Unit owners are encouraged to share their thoughts with any Board member before we vote.** This is a BIG issue that will affect the future look and safety of the building and presents a cost issue for each unit owner.

Termite Update:

Many thanks to Ashley and Helen Bowditch for getting the annual dry wood termite inspection organized. Terminex reported no infestations. Thanks also to them for getting estimates from Terminex and Truly Nolan for services related to Formosan termites and dry wood termites. Both Companies say they found infestation requiring approximately \$9000 worth of treatment. There appears to be a contradiction here.

A review of our current contracts with Arrow for subterranean termites and Terminex for Dry Wood termites leads the board to believe that we should press both companies on this issue. **We need a volunteer to take on this task.**

NEW BUSINESS:

Correspondence:

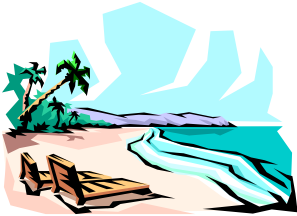
Helen and Ashley submitted a written request to change their Patio doors. The request is being routed to all board members and will be voted on at the next meeting.

Meeting was adjourned at 6:54 PM

Prepared by: Marilyn Mammano, Treasurer

Submitted By,

Sharon Pickard, Secretary



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting convened at poolside on Wednesday, November 15, 2006 at 5:30 P.M. The following were in attendance:

Frank Bosela, President
Rocky Stone, Vice-President
Nancy Clifford, Member at Large
Marilyn Mammano, Treasurer
Sharon Pickard, Secretary
Karen Dyer, unit owner

A motion was made and seconded to approve the August 17, 2006 amended minutes and was approved unanimously. Amendment to second sentence in second paragraph of "Dock Project:" to read "We are also still awaiting the approval of our permit to proceed with the project"

OLD BUSINESS:

Windows & Doors:

A motion was made and approved to accept the newly drafted specs as modified at this meeting, pending review and approval of the final draft by all board members.

Dock & Seawall:

The permit was picked up to do the Seawall. We still need the Army Corps of Engineers license for the Docks. We have the County License and the City Permit is being held for pickup by the Dock contractor when we are ready.

NOTICE - PLEASE STAY OFF THE DOCK UNTIL IT IS REPAIRED OR REPLACED! ANY USE OF THE DOCK IS AT YOUR OWN RISK! DUE TO THE CONDITION OF OUR DOCK NO OTHER BOATS ARE BEING ACCEPTED UNTIL THE DOCK IS REPLACED!

Insurance:

We received the appraisal for increasing the insurance. The good news is that we only needed a small increase in premium to have full coverage for current replacement costs.

Finances:

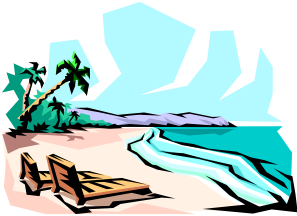
See attached bank statement. All units' maintenance is up to date through November, 2006. Check the website for summary report.

Termites:

We have quotes from two companies for Formosan subterranean termites that we are still reviewing.

Plumbing:

Replacing water feed to buildings 1 and 3 still needs to be addressed.



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NEW BUSINESS:

Plumbing:

Our water bills indicate there may be a water leak in our house water feed. Thanks to Hank Fylstra, a broken sprinkler pipe was found while Hank was doing routine maintenance on the sprinkler system. Ron from Treasure Coast Plumbing gave us an estimate of \$500 to repair the valves and pipe and tThe Board voted to approve this repair. Although the house water and the sprinklers are on different meters we are checking to see if there may be some crossover. All owners should check the plumbing in your unit for running water in toilets, faucets, etc.

Status of Annual Meeting:

First Notices were sent out. Our annual meeting is scheduled for January 13, 2007 at 10:30 poolside.

Other:

Money for sod for the back side of building 1 was approved.

The Chattahoochee walkways need to be cleaned and glazed. Sharon called her handyman, who is also a G.C. licensed and insured. If anyone else wants to get us a quote, let us know ASAP.

Frank will call to renew our towing permit.

Rocky is reviewing attorney invoices.

The board would like to request that anyone who uses the patio, please clean up after you're self. Straighten furniture and clean tables and chairs, and of course, dispose of your garbage.

We would like to welcome our new unit owners, Dennis and Jodi Farretta of unit 1-1, and Emily Ziegler of unit 2-2. Dennis and Jody have submitted vaccination paperwork for their pet, and have put in a request for dock space. They have been added as 9th in line on the dockage waiting list.

The meeting was adjourned at 6:50 p.m.

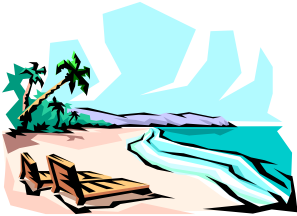
Submitted By,

Sharon A. Pickard/Secretary

Attachments:

Bank Statement

Window and Door Specifications Standard



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A Townhouse Condominium **Meeting Minutes of the Board of Directors**

The meeting convened at 5:43 p.m. on December 12, 2006 in unit 3-4 (relocated from the pool area due to threatening weather). The following were in attendance:

Rocky Stone, Vice-President
Marilyn Mammano, Treasurer
Nancy Clifford, Member at Large
Sharon Pickard, Secretary

A motion to approve the November 15, 2006 minutes was made, seconded and approved.

OLD BUSINESS:

Dock Project:

No change in status!

Financial Update:

The 2006 budget has been overspent by approximately \$10,500 and not all of the December bills are paid as yet. After reviewing the actual 2006 expenses vs. the estimated 2006 budget and reviewing the 2007 proposed budget, Marilyn proposed that we increase the maintenance to \$300 per month and all in attendance agreed. With the included \$25 Reserve Assessment (if approved at the annual meeting) the total monthly fees will be \$325. A notice of intent to vote on the 2007 budget by the board at the annual meeting along with a copy of the proposed budget will be sent to all owners as per the Florida Statutes. All units are current with their maintenance & reserve assessment fees as of November. Unit 3-1 still owes an outstanding reimbursement for hurricane cleanup expenses.

Termites:

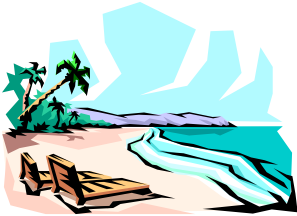
Rocky reviewed the Arrow subterranean termite contract. There doesn't seem to be any exclusion in its provisions for Formosan subterranean termites. We will look into it further. It was suggested that we get Arrow back out for treatment.

Plumbing:

The water bill has stayed at its increased billing amount. Treasure Coast Plumbing (Ron) corrected the broken irrigation lines. We are waiting to see if that affects the bill. Every unit owner needs to check all their internal plumbing fixtures and faucets to see if there is a continuous run of water, PLEASE. No change in status on the replacement of main water feeds to buildings 1 and 3.

Status of Annual Meeting:

The second notice is being sent for the annual meeting, which takes place on January 13, 2007 poolside at 10:30 a.m.



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A Townhouse Condominium

NEW BUSINESS:

Frank was in touch with Statewide Transportation and Towing Company. Our permit is updated and will be addressed with the new board regarding renewal.

We have received four notices of intent to run for the 2007 Board, Rocky Stone, Marilyn Mammano, Frank Bosela, and Nancy Clifford. By State Law, since there are no more volunteers than openings there will be no vote for the Board of Directors. We need someone to volunteer for the open fifth seat.

We have one quote for cleaning and sealing the Chattahoochee walkways. If any one knows a company that might like to submit a bid, please let us know.

Nancy mentioned that the water hose is missing off the east side of the pool fence reel, behind unit 2-6. If someone borrowed it, please return or replace it.

We received a letter from Jose and Charlene Pagan stating they have purchased a new boat and will be replacing the existing one at our docks. They were requested to submit the proper paperwork for board approval. Approval is pending receipt of all requested information.

Meeting was adjourned at 7:20 p.m.

Submitted By,

Sharon Pickard, Secretary

Attached: Bank Statements
Statewide Transportation & Towing Agreement