

The Island Club Association, Inc.

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

A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 6:40pm poolside on the 11th of January.

The following were in attendance:

Frank Bosela - President	Nancy Clifford -Member at Large
Rocky Stone -Vice President	Dennis P. Farretta -Secretary
Marilyn Mammano-Treasurer	

The Board approved the December 4th Minutes.

Dock Issues

Fire Line:

Frank said that he was told, by Fix-It-Fire, that the drawings were complete and are being submitted to the city for approval. The board discussed Solar Dock Lighting. Marilyn is still investigating different suppliers.

* No Resolutions or Motions made on Dock issues.

Walkway Roofs:

Frank said that he had met with Mayers Roofing. Their estimate was \$3500.00 for prepping and resealing and recoating the surface.

PSI Roofing, has given us an estimate of \$44,000.00 to repair/resurface the flat roofs. The board discussed the possibility of removing the flat roofs and replace with a canvas/awning style.

Dennis said that Seeber Roofing has still not given us their estimate as promised.

The Board recognized that some of the, flat roof, metal supports are in very poor condition. Marilyn said that she was going to inquire about having a stainless steel footer made for the base of the supports. Gutters, drains and fascia boards were discussed also.

* No Resolutions or Motions made on Roof issues.

Budget/Financial

Marilyn passed out drafts of the 2007 and 2008 Budget. The budget was discussed in preparation for the annual meeting Saturday 12th of January.

* No Resolutions or Motions made on the Budget issues.

New Business

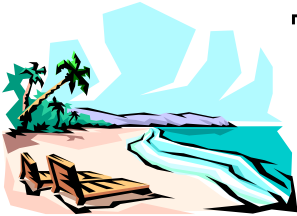
It has come to the Boards attention, via a Citation, that each unit of the association must have **two "hard wired" Smoke Alarms/Detectors**. The Board is investigating the 2005 code and will advise the members as soon as the information is available. It is our understanding that "Unit Owners" have until January 1st 2009 to comply. The Board request that each Unit owner let the Board know if they have "Hard Wired" smoke alarms. Frank gave the Secretary a signed "Emergency Wavier Letter" that allows Karen Dyer, Unit 3-1 to rent, for less that one year, unit 2-5. Unit 3-1 has experienced a massive flood due to a washer machine hose bursting. Nancy told the Board that she had three Proxy votes for tomorrow's Annual meeting.

The meeting was adjourned at 7:47pm.

Submitted by,

Dennis P. Farretta, Secretary.

Published - January 23, 2008



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

The meeting took place at 10am poolside on the 12th of January.

The following were in attendance:

Frank Bosela	- President	Dennis P. Farretta	-Secretary
Rocky Stone	-Vice President	Nancy Clifford	-Member at Large
Marilyn Mammano	-Treasurer	Michael Limuti	Home Owner
		Hank Lystra	Home Owner

Frank made a motion that “we” raise the monthly maintenance to \$315.00 as of January, 1st 2008. The motion was seconded and unanimously approved.

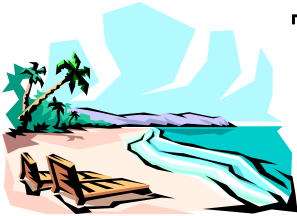
Rocky suggested that we keep the new “Officers of the Board” in their same position, see above.

Marilyn suggested to the Board that she purchase a Mirror for the parking lot. She wants to try and see if the Mirror would assist backing out of the parking spaces.

The meeting was adjourned at 10:20am.

Submitted by,

Dennis P. Farretta, Secretary.



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 6:48pm poolside on the 13th of March, 2008.

The following were in attendance:

Frank Bosela	- President	Nancy Clifford	-Member at Large
Rocky Stone	-Vice President	Dennis P. Farretta	-Secretary
Marilyn Mammano	-Treasurer	Karen Dyer	-Homeowner
		Thomas Stilwel	-Homeowner

The Board discussed and agreed that changes need to be made to the January Minutes before approval.

Dock Project

Frank said that Joe Harper will pressure clean and seal the docks as soon as Fix It Fire was finished.

Fix-It-Fire told Frank that they now had all the parts, except the hose boxes, for completion of the copper pipes at which time they will call for a Flow Test by the city.

Frank had to move a satellite dish that was in the way of the copper pipes.

Frank bought some solar lights, for testing purposes, for the dock and the pool.

Rocky discussed "Power Pedestals". He indicated that a pedestal may impede boarding boats from the pier.

Dennis suggested the Power Receptacle could be put on the Piles instead. Marilyn suggested a small receptacle box. No decisions were made.

Marilyn mentioned that our dock permit stated "No Fish Cleaning Station".

Rocky requested permission from the Board to add a "**Boat Bunker**" to his dock space. Its addition makes no permanent change to the dock and fits within his assigned dock space. Rocky also requested to install a "**Dock Away**" which holds the boat away from the dock. It has a bracket that attaches to the underneath of the dock.

Karen Dyer referenced that any permanent modification made to the dock space, by an "Owner" would remain even if the Owner was reassigned to another slip. The Board acknowledged that was the understanding of what is stated in the rules and regulations.

Frank made a motion that Rocky could attach the Dock Away bracket to the underneath of the Dock.

Marilyn seconded the motion and the Board unanimously approved the motion.

Walkway Roofs:

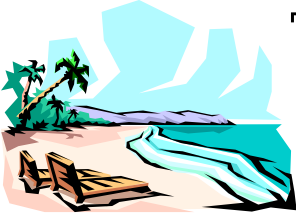
Another company gave a quote which was discussed by the Board. The Board is still investigating all options. Rocky had a company (Sales Rep) come and inspect the Tectum. The sales rep. indicated that only 10 percent of the Tectum needed to be replaced but stated that the roof coating needed to be resealed/replaced. Rocky is following up.

* No Resolutions or Motions were made on Roof issues.

Windows

Karen Dyer (owner) presented the Board with an Estimate from East Coast Windows (**at the end of January, 08**) and requested approval for the replacement of her windows.

East Coast Windows has requested from the Board, a signed statement that the Board has approved Ms Dyer's request. **The Board voted and unanimously approved the "New Windows" (in accordance with the Island Club Windows Standard) and signed the statement for East Coast Windows.**



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New Business

Rental Approval

The Board received a "Rental Application" from potential renters, requesting approval from the Board. Rocky ran background checks and found nothing that would cause the Board to deny occupancy. An "interview" meeting is to be scheduled.

Parking

The Board received a registered letter from Thomas Stilwell regarding his Parking concerns. The letter requests that a vote, by Unit Owners, be taken to include SUV's to the vehicles listed in the Rules and Regulations as vehicles that need to be parked "In First", Section I, Item 5. Frank acknowledged the letter read it to the Board. **Although the Board and Owners present discussed this issue at length, No action was taken except to post in the Minutes an appeal to all Owners to try to be more courteous when parking.** Marilyn is still investigating the possibility of adding mirrors to assist the Parking Issues.

All Owners and Owners Guests should, TRY AT ALL TIMES WHEN POSSIBLE, to park LARGER vehicles, "IN FIRST" (closest to the building), so as to allow the best possible visibility of the street for others who are trying to back out. This is mentioned in the Rules and Regulations and should be done as a nice neighborly gesture.

Emergency Forms

Nancy indicated that there should be access to Units should an emergency happen while a Unit Owner is away. A suggestion was made that a lock-box, for keys, should be held by a Board member.

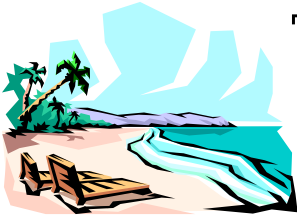
Smoke Detectors

Frank told the Board that Ashley (Unit Owner) has three estimates with respect to the Smoke Detector Installation. Marilyn volunteered to investigate and report back to the Board

The meeting was adjourned at 8pm.

Submitted by,

Dennis P. Farretta, Secretary.



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 6:30pm on the 2ndth of June, 2008.

The following were in attendance:

Frank Bosela	- President	Nancy Clifford	-Member at Large
Rocky Stone	-Vice President	Dennis P. Farretta	-Secretary
Marilyn Mammano	-Treasurer	Karen Dyer	-Homeowner

Minutes Approval:

BOD meeting on the 11th of January 2008, poolside – **Approved**

Annual Meeting on the 12th of January 2008, poolside – **Approved**

Budget Meeting/BOD Meeting on the 12th of January 2008 – **Approved with notice that these Minutes should have been recorded separately, the first as a Budget Meeting and the second being a BOD Meeting**
THE MOTION TO APPROVE THE ABOVE MINUTES WAS UNANIMOUS.

BOD Meeting on the 13th of March 2008, poolside – Approval pending distribution

Dock Project:

The dock has been scheduled to be pressure cleaned and sealed. Frank will advise us as a date is set. Fix-It-Fire is waiting for permits from the city to finish testing and completing the fire line project.

Walkway Roofs:

The BOD reviewed bids for the repair/cleaning of the flat roofs and repair/cleaning of the main roofs.

The BOD agreed to consider using Tony O'Bier for both projects. Rocky would like to have more information defined before committing.

Marilyn agreed to speak with Tony (roof contractor) and get the additional info back to the BOD.

Marilyn made a motion that we use (providing we get appropriate information) Tony O'Bier Roofing as the contractor for the main and flat roofs project. The Board agreed and was seconded. The Board unanimously approved the motion.

Financial

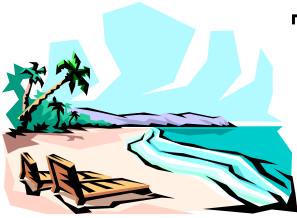
Marilyn gave the Secretary the Bank statement for the Island Club. See attached.

She discussed, with the Board, the Financials with respect to the upcoming maintenance projects: Roof, Dock sealing, Parking lot sealing, Wood fascia replacement.

New Business

Karen Dyer (homeowner) told the Board that she has a water leak that may be coming from the AC return pipes. Frank said that he would go into the attic and investigate further.

Karen Dyer (homeowner) requested compensation for the cost of Pest Removal, after informing the BOD that she has birds and nest in her attic. Rocky verified seeing birds go through a hole in the screen. **The Board approved.** She was given a piece of plywood, from Frank, to cover the soffit until the screen could be fixed.



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Dennis will be gathering information regarding the repair or replacement of the Metal Support Posts for the flat roofs.

Insurance:

Marilyn is making sure that the insurance 'Notices' we have received are in error.

Lot (East of Island Club)

Rocky indicated to the Board, that there may be an issue of drainage with the recent removal of the building and debris from next door. The wall that prevented drainage from that property on to our property was removed.

Rocky has indicated to the Board that the Drainage Issue must be addressed.

Marilyn is starting a dialog with the appropriate persons regarding this matter and has already presented a letter to the Board for review. This letter was in reference to the trespassing on that property and not the drainage issue.

The Board discussed Egress for the east side of the building.

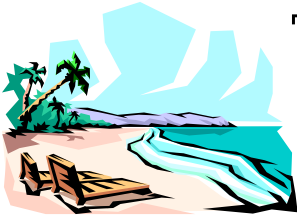
Pool Furniture:

Rocky suggested and Frank made the motion to get bids for the replacement of the strapping of the pool chairs. A dark blue or dark color was suggested. The motion was seconded and the Board approved.

The meeting was adjourned at 7:51pm.

Submitted by,

Dennis P. Farretta, Secretary.



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 7:00pm on July 28th, 2008.

The following were in attendance:

Frank Bosela	- President	Nancy Clifford	-Member at Large
Rocky Stone	-Vice President	Dennis P. Farretta	-Secretary
Marilyn Mammano	-Treasurer	Karen Dyer	-Homeowner

Minutes Approval:

BOD meeting on June 2, 2008, poolside – The Motion to approve was **passed by all Board members.**

Roofs:

Walkway roofs were repaired and sealed. The tile roofs were pressure cleaned, inspected and repaired. Notices will be sent out to, all owners, indicating that Board approval will be needed to have access to the roofs. Discussions continued regarding flat roof supports and fascia board replacement. Rocky told the Board that the soffit vent screens for most or all of the units need to be repaired or replaced.

Financial

Marilyn indicated that the cost of repair for the Flat Roofs was \$5000.00 and the cost for repair of the Tile Roofs was \$3,300.00

Marilyn gave the Secretary the Financial statement for the Island Club. **See attached.**

Marilyn also stated to the Board that “we” received a refund check from our Citizens Insurance. The \$6967.00 refund was due to having the buildings described incorrectly in our policy. The policy had the roofs as flat not pitched. Marilyn had noticed this discrepancy and alerted the insurance company. The Board agreed to use the Refund to pay for the roof repair.

Dock/Fire line

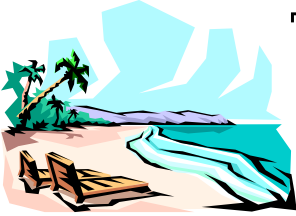
Frank indicated that “we”, as per our contract, paid Fix-It-Fire another 25%.

Marilyn bought a Solar light as a test for Dock Lighting. She told the Board that the light was not bright enough and was going to buy a more heavy duty one. Rocky requested that all of the current solar lights be removed from the pool area. The Board discussed the Dock Sealing job that Joe Harper’s crew did, with respect to the quality. Some board members feel that the Job could have been done better. Indicated Boards were not replaced and the sealing was poor in places. Frank will follow up with Joe.

Smoke Detectors

Marilyn, Rocky and Ashley met with the Fire Marshall to review what steps we need to come into compliance with smoke detectors. Our previous violation, for not having Hard-Wired Smoke Detectors, was against the Buildings and not the individual Units.

Many thanks, to Ashley and Helen, for getting three estimates to install the required two hard-wired smoke detectors in each unit. These estimates range from approximately \$20,000.00 to \$6000.00. After speaking with the Fire Marshall it was determined that the lower end of the range was adequate to remove the violation. One additional estimate will be sought.



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The Board agreed to send a "Special Notice" to Homeowners preparing them for a possible, \$250.00 to \$300.00 assessment for the smoke detector installation.

Parking Area

The Board reviewed four estimates to clean and seal the parking area. The Board will compare and decide on a company best suited. Unit Owners should be aware that parking will be disrupted while the parking area is being painted and a 24 hour drying time.

The Board agreed to send a "Special Notice" alerting Unit Owners to check their cars for oil leaks.

AC Cooling Tower

Rocky had the water pump for the AC cooling tower repaired (\$133.00). This one will now be kept as a backup.

New Condo Laws

The board discussed new changes in the State Condo Laws. No action was needed at this time.

Rules and Regulations

Rocky suggested to the Board that we continue with the "Redo" of the Rules and Regulations.

Dockage

The Board is discussing how to approach dockage assignment as it pertains to the current Rules and Regs and current dock assign "List".

New Business

The Fence, facing south, is in need of paint. Dennis volunteered to check for existing paint and help paint.

Marilyn will purchase an umbrella for the outside patio table and a plastic table cover.

Rocky is still investigating the replacement of the straps of the Pool Chairs.

Repairs are needed for the Flat roof supports. Dennis is contacting a contractor to give advice as to the appropriate repair.

The covered walkways are in need of cleaning and sealing. Dennis has a pressure cleaner and has volunteered to assist.

Dennis will write a response to a registered letter the Board received from Thomas Stilwell. The letter will direct Thomas to our Insurance Agent for documents he has requested. Nancy has volunteered to mail the response.

Dennis will draft a letter to the Unit Owners, who are on the dockage "Waiting List", asking if they are still interested in maintaining their status on the list.

Special Thanks

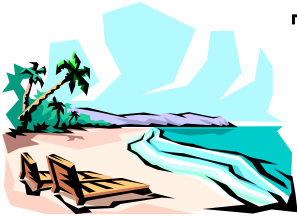
Thanks to Michael, Rocky and Ashley for keeping the required water level in the AC cooling tower during the water outage. Thanks to Rocky for shutting down the Tower when the City water pressure was lost.

The meeting was adjourned at 8:35pm.

Submitted by,

Dennis P. Farretta, Secretary.

Published - August 7, 2008



The Island Club Association, Inc.

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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 6:37pm on Monday August 21 18, 2008.

The following were in attendance:

Frank Bosela	- President	Nancy Clifford	-Member at Large
Rocky Stone	-Vice President	Dennis P. Farretta	-Secretary
Marilyn Mammano	-Treasurer	Hank Fylstra	-Homeowner

Minutes Approval:

BOD meeting on July 28th, 2008, poolside – Motion to approve the Minutes was **approved by all Board members.**

Financial/Insurance

Marilyn indicated that the Figures are about the same as last meeting. See attachment.

Marilyn is going to ask Sharon Pickard (Homeowner 3-4) if she has a copy of the Building Appraisal.

Dock/Fire line

Fix-it-Fire has indicated to Frank that they are waiting for a connector or connectors to continue. Frank said that he will follow up.

Marilyn suggested that we contact the City with respect to the “Tap” to the city water.

The Board discussed the need to have some Dock Boards replaced and to get a gallon of sealant from Joe Harper.

Rocky indicated to the Board that the electricity usage by the three boats on the dock needs to be addressed. He stressed the importance of getting electricity **and lights** to the docks.

Smoke Detectors

Marilyn spoke to Fischer Electric and they are coming out to inspect the Job and give an estimate.

Marilyn stressed the importance of having an Assessment Meeting asap. We are approximating that the assessment would be around \$350.00 per Unit. Dennis said that he would hand deliver/send out the Assessment Meeting Notice to all Unit owners.

A Motion was made to hold an Assessment Meeting (for the issue of the Smoke Detectors) on or about Saturday, September 6th. The Motion was seconded and approved by the Board.

Hank told the Board that he has 2 “wired” smoke detectors in his Unit. The Board told Hank that they would have to be inspected by the City Inspector for compliance.

Roofs:

Marilyn said that there is a small leak coming from the flat roof near her Unit.

Dennis said **the** he will continue his efforts to have the flat roof supports inspected and find an acceptable repair for the rusted bases.

Nancy mentioned that **the** Roof Contractor told her that the Roof Vents would need to be re-sealed at the base.

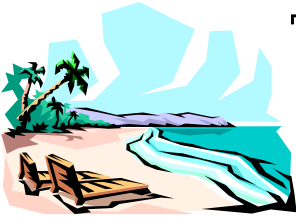
Parking Area

The Sealing of the Parking Area is on hold until the Fire Line construction on the East side of the Parking Area is complete.

Rocky and Hank (Homeowner) discussed the issue of maintaining oil spots appearing after sealing.

Soffit

Nancy has gotten a potential repair man for the repair of damaged soffits **and facia boards.**



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Walkways

Nancy has gotten the name and number of a potential contractor for the cleaning and sealing for the Chattahoochee.

Windows

The Board reviewed Gina Miles (Homeowner 2-3) request for “Window Approval”.

Marilyn made a Motion to the board to approve Gina’s Window Request subject to proof of a valid city permit. The Motion was seconded and approved by the Board.

Pool Chairs

Rocky has gotten a bid for re-strapping the Pool chairs. The estimate is \$35 per chair, \$55 per chaise and \$50 pick up and delivery.

A Motion was made to have the Pool Chairs straps re-done (Slate Blue) as per the Estimate. The Motion was seconded and approved by the Board.

Owners Letter to the Board

The Board has responded to Thomas Stilwell’s (Homeowner 2-7) request for Insurance Documents. Marilyn has told the Board that she is having “our” insurance agent give her the Documents which she will then forward a copy to Thomas.

Landscape (Common Area).

No landscape improvements can be done to the common areas without approval from the Board first. Common areas have buried Water Pipes, Sprinkler Pipes and Electrical Conduit. **The Board urges all Unit Owners to avoid any digging in the Common Areas to avoid costly damages to Underground Utilities.**

Other Issues:

Marilyn alerted the Board that she has no water pressure at her outside garden faucet.

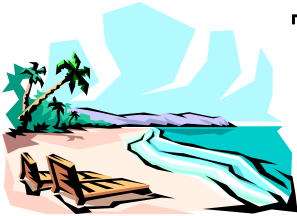
Dennis read a drafted letter to the Board regarding the Dock Waiting List. He will submit the letter to the Board via e-mail for comments and changes.

Dennis will continue to paint the south facing fences.

The meeting was adjourned at 8:08pm.

Submitted by,

Dennis P. Farretta, Secretary.



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place, poolside, at 6:39pm on Monday September 15, 2008.

The following were in attendance:

Nancy Clifford	-Member at Large	Karen Dyer	-Homeowner
Rocky Stone	-Vice President		
Dennis P. Farretta	-Secretary		

Smoke Detector Installation Assessment

Nancy presented to the Secretary, a "Signature List" indicating the method of distribution and signatures of Homeowners. All Homeowners either signed for or were mailed a copy of the "Notice" of the Special Assessment for the installation of hard wired Smoke Detectors.

Rocky made a Resolution which he gave to the Secretary. It stated:

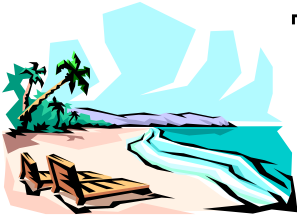
"Let it be resolved that The Board of Directors of The Island Club Association, Inc. does hear by impose a two hundred and forty dollar (\$240.00) assessment, on each of the 20 units of the associations membership, in order to pay for the local government imposed fire ordinance calling for Hard Wired Smoke Detectors to be installed as per local Fire Marshal regulations. Payment, of this assessment, in full, is due to the Association, by all Unit Owners, on or before November 15th 2008."

The resolution was seconded by Nancy and approved by a Board majority.

The meeting was adjourned at 6:44pm.

Submitted by,

Dennis P. Farretta, Secretary.



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 6:00pm on Sunday October 5th, 2008.

The following were in attendance:

Frank Bosela	- President	Nancy Clifford	-Member at Large
Rocky Stone	-Vice President	Dennis P. Farretta	-Secretary
Marilyn Mammano	-Treasurer	Hank Fylstra	-Homeowner

Minutes Approval:

A motion was made to approve the Minutes of 08/18/08 and 08/24/08. The motion was **approved by all Board members.**

Financial/Insurance

Marilyn discussed the current financial status with the board. She gave the Secretary a copy of the financial statement. See attachment.

Fire line

Fix-it-Fire has indicated to Frank that they are done with the installation and the inspections were passed. The Board is seeking a copy of the "Sign-Off". **No mention of the next step – wasn't Frank going to check on scheduling the city hookup with Fix-it?**

Plumbing

There was a plumbing leak at the west building. A water pipe had burst and was "temporarily" repaired at a cost of \$1300.00. The first estimate (Treasure Plumbing) that we were given to repair the West Building's copper water line was \$6790.00. The Board discussed the best approach for funding the repairs of both the East and West buildings. The Board agrees to acquire two additional estimates.

Smoke Detectors

Fischer Electric has completed installation of smoke detectors in all Units. Assessment payments, of \$240.00 per Unit, are due by November 15th 2008. Unit owners must be prepared to allow Fire Inspectors into their Unit to inspect the installation. The Board will notify the Unit Owners as to a date for the inspection.

Parking Area

The Sealing of the Parking Area is still on hold until the City Tap (Main Water Supply) is connected to our fire line.

Soffit

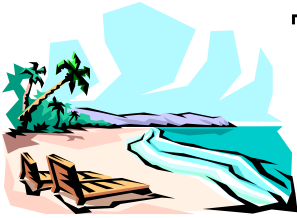
Nancy and Rocky have spoken with a potential contractor (Dan Lane) with regard to the replacement and or repair of the torn soffit screens.

Walkways and Fascia Boards

Nancy and Rocky have spoken with a potential contractor (Dan Lane) with regard to pressure cleaning and sealing the covered walkways, replacement of the rotted fascia boards and repair of the hallway support beams.

Pool Pump House - Cover

The Board discussed the need to repair and or replace the cover/roof to the pool / AC pump house.



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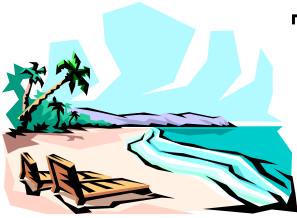
Other Issues

- The Board discussed necessary preparation (Notices) for the Annual Meeting which will be held on January 10 2009.
- Rocky alerted the Board that the hallway lights and outlets may have a timer or sensor problem.
- Nancy discussed the issue of soil settling after the hard rains. Areas that were filled and have settled after the Fire Line need to be filled.
- Nancy suggested seeking out volunteers (Unit owners, other than Board members) for a list of things needed to be done.

The meeting was adjourned at 7:15 pm.

Submitted by,

Dennis P. Farretta, Secretary.



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A Townhouse Condominium

Minutes of the Annual Meeting for the Island Club Association

The meeting took place at 11:00 poolside on the 9th of November, 2008.

The following were in attendance:

Frank Bosela	- President	Nancy Clifford	-Member at Large
Rocky Stone	-Vice President	Dennis P. Farretta	-Secretary
Marilyn Mammano	-Treasurer	Karen Dyer	-Unit Owner

Minutes approval:

The Board approved the Minutes for 9/15/08 and 10/5/08.

Smoke Detectors:

Marilyn and Nancy have organized “obtaining access” to units for Unit Owners that are not available for the schedule inspections on November 15th 2008.

The Board agreed to make another payment to Fischer electric, leaving a “final” balance until the inspection was complete and passed.

Possible Plumbing leak:

The Board walked over to Unit 2-9 to investigate a possible outside plumbing leak that was reported. Nothing was immediately obvious. More investigation is needed.

Frank addressed the issue of the leak repair on the west building. The Board will investigate estimates for the repairs.

Dock Project/Fire Line completion:

Frank told the Board that Fix-It-Fire has “squared away” the communication with the city and the “City Tap” permit is ready. We are to expect the permit to be mailed to us.

Frank said that he would call Joe Harper to obtain a gallon of stain for the wood of the dock.

Dennis volunteered to help seal areas of the dock that need it.

Attorney Contract:

The Board is reviewing a contract from “our” lawyers that references actions to be taken if Units are in default of Maintenances and Assessments.

Rocky is concerned as to the “wording” of this binding contract and would like to communicate with the lawyers before signing.

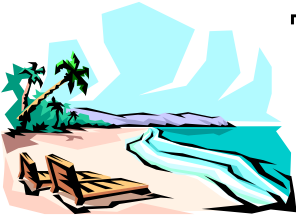
Marilyn made a motion to sign the retainer from the Law Office. The motion was seconded and passed by the Board.

Budget Information:

Marilyn told the Board that she is working on the 2009 Budget. She expects that there will be no increase for the coming year.

Rocky said that we need to have Budget meeting soon.

Marilyn alerted the Board that the water bill was very high and Rocky reminded that there was a water leak within that billing period.



The Island Club Association, Inc.

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

A Townhouse Condominium

Annual Meeting:

The Board discussed dates and times for the sending of “Annual Notices”. The Board reviewed new guidelines issued by the state. A January 10th meeting will be scheduled.

Election notices will also be sent out with the First Annual Notice.

Dennis has alerted the Board that he will not be seeking reelection as Secretary.

Real Estate Signage:

Earlier, Karen Dyer had requested, in writing, to be allowed to put a Real Estate sign at the front of the Building. She asked the board if there has been any consideration to her request. Karen was advised that, in the past, our attorney has advised us that the association would have to vote on a resolution for this to be allowed.

Pool Drain Issue:

Marilyn read to the Board, a state requirement, that pool drains must be modified to a new standard to avoid a suction issue.

Special Comment from the Board:

The Board would like to address the issue of poolside cleanliness. It has been noticed that trash (cigarettes, papers, wrappers) has been left on and around the poolside table. Some of this “trash” has ended up in the pool and could potentially cause damage to the pool filter. **Please be considerate to all who enjoy the pool and “police” yourself. We all have to do our part to keep our pool area clean and beautiful.**

Poolside Umbrella

Rocky has obtained an estimate for an umbrella which he shared with the Board. Dennis said that he would like to get an estimate also.

Special Thanks:

Rocky – for handling the re-strapping of the pool chairs.

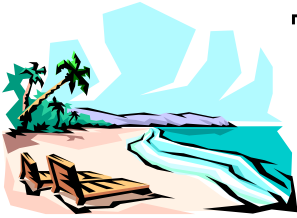
Dennis – for repairing the broken hose hangers.

Dennis and Nancy - for painting the fence.

The meeting was adjourned at 7:47pm.

Submitted by,

Dennis P. Farretta, Secretary.



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Minutes of the Annual Meeting for the Island Club Association

The meeting took place on December 12th 2008 at 7:25pm in the East Hallway.

The following were in attendance:

Frank Bosela	- President	Nancy Clifford	-Member at Large
Rocky Stone	-Vice President	Dennis P. Farretta	-Secretary
Marilyn Mammano	-Treasurer		

Minutes approval:

The Board approved the Minutes for 11/09/08.

Legal

Frank told the Board that the Contract was signed and returned to our Lawyers.

Finance

The Board discussed the Budget for 2009. Marilyn said that there may not have to be an increase in the 2009 Maintenance. See attached Budget.

Board Candidates

The Secretary was given the forms for the (4) candidates for the 2009 Board.

Pool Compliance Issue

Frank is gathering estimates from contractors for the "Anti-Entrapment" main drain compliance. We are not currently in compliance.

Dock Project

Frank said that Scott from Fix-It-fire told him that they are obtaining drawings for the City for the City Tap. Dennis said that he will follow up with Scott.

Nancy asked for paint/sealer for the Deck. Frank said that he would call Joe to obtain some sealant. Nancy volunteered to paint.

Other

Dennis Volunteered to replace the Flood Lights at the front of the Buildings.

The meeting was adjourned at 8:18 pm.

Submitted by,

Dennis P. Farretta, Secretary.