

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 10:32am poolside on the 10th of January 2009.

The following were in attendance:

Frank Bosela	- Board Member	Nancy Clifford	- Board Member
Rocky Stone	- Board Member	Dennis P. Farretta	-Homeowner (1-1)
Marilyn Mammano	- Board Member	Hank Fylstra	-Homeowner (1-2)

This is the First Meeting of the New 2009 Board.

The Board chose to have the “Organizational Meeting” at the next Board meeting.

Windows

The Board reviewed a Window Replacement request submitted by Hank Fylstra (1-2). It calls for the same window specifications as 1-1 and 1-5. He would be using the same company, East Coast Windows. Hank was available at the meeting to answer questions from the Board.

Rocky wanted more time to review the request.

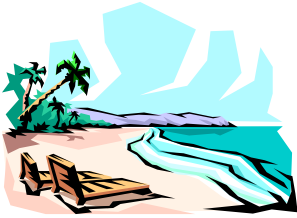
Frank suggested that we have another meeting next week and take the week to review the window request.

No ruling was made at this meeting.

The meeting was adjourned at 10:40am.

Submitted by,

, Secretary.



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A Townhouse Condominium

Minutes of the Board of Directors Meeting January 19, 2009

Meeting called to order at 6:15pm Poolside

In Attendance

Frank Bosella
Nancy Clifford
Marilyn Mammano
Karen Dyer
Dennis Ferretta

Approval of Previous Minutes

No Resolution

Election of Officers

No Resolution

Dock Update:

The City Tap is complete and Fire Fix It must connect the Fire Line to the City Tap. When that is complete and the Fire Line is signed off by the City, we will get the Attorney to pursue removing the three-power boat limitation. Dennis is preparing a letter to all the unit owners on the Waiting list advising them that upon final sign off from the City, docks will become available for one power boat and all the remaining slips will be available for sail boats.

All boat owners must provide the Board with proof of insurance.

Plumbing Update.

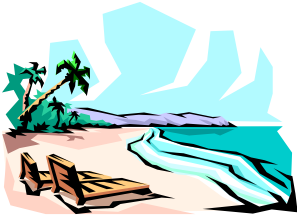
No report

Request for Window approval from Unit 1-2

No resolution

Discussion on Real Estate Signs.

No Resolution. It was suggested that we ask for volunteers to form a committee to make recommendations to the Board.



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Pool Compliance

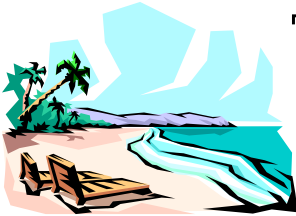
Marilyn made a resolution that the pool be officially closed and tape be place across the pool until we are in compliance with the pool drain requirements. Frank Seconded the motion and it was approved unanimously. We have three estimates for the pool drain.

Miscellaneous

Pat Young provided the board with proof of vaccination for her dog. The Board reminds all unit owners who have dogs that they must provide the Board with proof of vaccination.

Meeting adjourned 7:30 pm

Submitted, Marilyn Mammano. Treas



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

Meeting took place on February 2nd 2009 at 6:02pm pool side.

Attendees:

Frank Bosela	-President	Nancy Clifford	-Assistant Treasurer/Secretary
Rocky Stone	-VP & Secretary	Dennis P. Farretta	-Unit 1-1
Marilyn Mammano	-Treasurer	Karen Dyer	-Unit 2-5

Minute's approval:

The Board approved the Minutes for the 2009 Annual Meeting.

Board Positions:

The Positions of each Board member were established as reflected above for the 2009 Board.

Nancy & Frank volunteered to assist the Secretary in distribution of documents.

Pool Compliance Issues:

ATTENTION TO ALL RESIDENTS AND GUESTS;

THE POOL IS CLOSED UNTIL THE FL STATE MANDATED UPDATES ARE INSTALLED!

Frank reviewed 2 estimates for the "Anti-Entrapment" main drain compliance. Discussions about prices vs. verbiage of the quotes ensued. Quotes are from Pools by IKE and Essig Pools. Beyond this mandatory change to our existing system there is a much larger change for the future in the political process (estimated to cost in the range of \$20,000). IKE's quote was approved provided a list of questions developed from the discussions are answered to our acceptance and a Guarantee of Compliance will be assured (Frank will contact).

Marilyn will post signs notifying all residents of the pools closure!

Dock Project:

Board requested Dennis give the update; Fix-It-Fire (Scott) told Dennis that the City Final inspection was scheduled for tomorrow. A discussion of past weeks events followed. Marilyn requested Dennis collect all final signoff paperwork from Scott before final payment is issued. The Board also required that all pavement repairs must be complete. Nancy interjected; the City Repair of pavement has exacerbated our existing drainage problem and we should do something to fix it (the Board agreed). Frank found out where we can purchase sealer for the Dock's deck and Nancy volunteered to get it.

Plumbing Repairs:

No progress to date on main water pipe replacement for Bldg's 1 and 3. Sprinkler system repairs are in progress.

Real Estate Signage:

A discussion of options on what to allow ensued among both Board and attending Owners concerning Real Estate Signage. A consensus of opinion from the Board could not be reached at this meeting and the subject was deferred to more discussion at the next meeting.

Dockage:

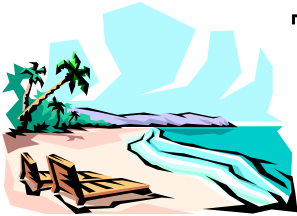
Dennis presented letters from all (except Frank as of the meeting) Owners in line for open dock space as of the fire line completion, relinquishing their place in line and moving to the bottom of the list. The result would be that Dennis would then be at the top of the list and could take advantage of the one open Power Boat slip we have remaining. Frank said he would agree but found fault with the verbiage in the letter. Discussion ensued and the result was that Dennis will correct the verbiage and re-present the letter to the owners on the list. The Board agreed to take action at the next meeting. It was also resolved that the Board would start the discussions with our Lawyer on the removal of the restrictions on our Docks.

The meeting was adjourned at 6:55 pm.

Submitted by,

Kerry L. "Rocky" Stone, VP & Secretary.

Published - March 12, 2009



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A Townhouse Condominium **Board of Directors Meeting Minutes** Meeting came to order on March 12th 2009 at 6:37pm pool side.

Attendees:

Frank Bosela	-President	Rocky Stone	-VP & Secretary
Marilyn Mammano	-Treasurer	Nancy Clifford	-Assistant Treasurer/Secretary
Emily Ziegler	-Unit 2-2	Karen Dyer	-Unit 2-5

Minute's approval:

The Board approved the 2/02/2009 Meeting Minutes.

Pool Compliance Issues:

Marilyn will post signs notifying all residents of the pools closure!

Frank contacted Pools by IKE and thought they sent us a new contract but was unable to locate it and will check again.

The reserve other fund will be used to pay for this update

REMINDER; THE POOL IS CLOSED UNTIL THE FEDERALLY MANDATED UPDATES ARE INSTALLED!

Treasurers Report:

Reference attached accounts balance printout.

Insurance:

The Board voted to get a new property appraisal at the request of our insurance agent.

**REMINDER: ALL OWNERS MUST PROVIDE THE ASSOCIATION WITH PROOF OF THE \$2,000 RIDER
ON YOUR HOME OWNER'S POLICY - ASAP!**

PLEASE READ THE ATTACHED EMAIL LETTER FROM DONNA BERGER OUR LAWYER.

Dock Project:

Fix-It-Fire has been paid complete, we have the City Final inspection and the fire line is now complete. The Dock is now legal and discussions with the Lawyer to remove the restrictions are in progress. Marilyn provided Rocky with copies of all the documents related to the approval of the dock for transmitting to the lawyer.

Plumbing Repairs:

No progress to date on main water pipe replacement for Bldg's 1 and 3. Sprinkler system repairs are completed.

Special thanks to Frank and Hank for their work on the system.

Unit 1-1 Dockage:

Dennis turned in new letters (to Marilyn) from all Owners (except Thomas Stillwell) in line for open dock space along with copies of his boats ownership and insurance documents. Thomas was automatically moved to the bottom of the list at the time that he was no longer a resident owner as per the Rules & Regs. The Board accepted the letters and formally approved Dennis' boat at the docks. This takes us to the 3 power boats limit.

Parking Lot:

Due to the length of time since we received quotes we will need to re-address the quotes with each company. It was suggested we also look into options to correct the drainage problem at the same time.

Vents in Eves:

Unit 2-5 is again infested with a bird nest and will call Critter Control to get a quote for removal. It was mentioned that it may be possible that unit 2-4 is also infested. That unit's owners should contact the Board if this is the case!

Other:

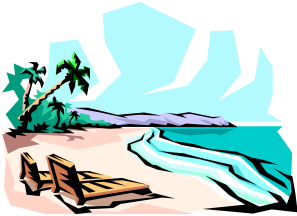
An objection was voiced by Unit 2-2 that a Board member informed her guest's that the pool was closed and no signs were posted. It is the obligation of the Board to protect the Association from harm, both physical and legal.

The meeting was adjourned at 7:29 pm.

Submitted by,

Kerry L. "Rocky" Stone, VP & Secretary.

Published - March 19, 2009



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A Townhouse Condominium

ATTENTION ALL UNIT OWNERS:

The following is an excerpt from an email letter we received from our Attorney. We are publishing it so that there is no confusion on your part as to what your responsibility is in regard to HO-6. Please contact any Board member should you have any questions.

Dear Island Club Association, Inc.,

Many of you may already be receiving notification from your insurance companies about the new insurance requirements that apply to individual HO-6 condominium policies which become effective January 1, 2009.

Many of the changes are being met with resistance and there is already talk that the new requirements will be repealed during the 2009 Legislative Session. That being said, you still need to comply with the law as currently written.

The three changes garnering the most attention are the requirements to add the association as a "named additional insured and loss payee" on all casualty insurance policies issued to unit owners; the requirement for the HO-6 policy to provide loss assessment coverage of at least \$2,000; and the ability of the association to buy or "force place" missing policies.

A condominium association must now inquire one time per year as to whether or not its owners have HO-6 policies that comply with the new requirements. The owners have 30 days from receipt of the association's request to provide proof of such coverage. If the owners do not provide such proof, the association MAY but is not required to purchase or "force place" those missing policies and specially assess the owners who neglected to insure their units.

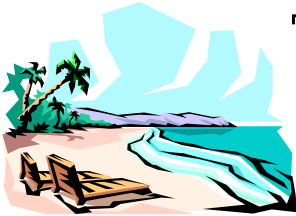
From a practical standpoint, many associations have already indicated that they are not inclined to start purchasing missing policies in this economic climate only to wind up pursuing those costs in court. Many unit owners are understandably concerned that purchasing a compliant policy now will result in any loss payments for any reconstruction costs related to any condominium property that the unit owner is required to insure (i.e. cabinetry, appliances, etc.) must be made payable jointly to the owner(s) AND the condominium association. The owners will then need to obtain the association's endorsement of that payment which could open the door to problems in certain communities.

Many insurance agents are grappling with the new language found in Section 718.111(11) of the Condominium Act which does not comport with insurance industry standards. Unfortunately, it will not be surprising if you and your neighbors receive conflicting information about these new changes and what they mean. If you are in doubt about your board's responsibilities regarding HO-6 policies, please contact your association attorney for an opinion.

...

Best Regards,

Donna D. Berger, Esq.
Executive Director of the Community Advocacy Network (CAN)



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

Meeting took place on May 28th 2009 at 7:30pm pool side.

Attendees:

Frank Bosela	-President	Rocky Stone	-VP & Secretary
Marilyn Mammano	-Treasurer	Nancy Clifford	-Assistant Treasurer/Secretary
Karen Dyer	-Unit 2-5		

Minute's approval:

The Board approved the Feb 2, 2009 Board Meeting.

Pool Compliance Issues were not discussed:

ATTENTION TO ALL RESIDENTS AND GUESTS;
THE POOL HAS BEEN REOPENED – MANDATED UPDATES ARE INSTALLED!

Insurance:

Board approved getting an updated property appraisal for insurance. Our insurance has been renewed. The Legislature has passed a bill (SB 714) to reverse the Fl Law that created insurance HO-6 policy mandates (Notice: After this meeting the Governor vetoed the bill – never mind). The Board will schedule a 14 day notice meeting (as required by Law) to Inform Owners of what the deductible on our insurance policy is. We will try to have our insurance rep at this meeting.

Treasurers Report:

Marilyn delivered a copy of bank balances. All maintenance payments are current. FYI – There are currently 4 rental units at The Island Club.

Dockage:

Our Lawyer has filed an official request to remove the 3 power boat restriction. We will request the Counties control number (environmental resources permit modification) from our Lawyer. No status to date.

Plumbing Repairs:

No progress to date on main water pipe replacement for Bldg's 1 and 3. Much discussion of past events and what needs to be done ensued. Some Board members will start collecting bids again.... BUT ... **We need volunteers to assist?** Marilyn volunteered to contact painters to paint the Fire Line pipe.

Parking Lot:

Options on what to do to correct drainage problems were discussed. Re-Bidding of parking lot coating quotes is needed. Some Board members will start the re-quoting process as well as look into alternative options for drainage solution.

Repairs:

Pool room roof, Fascia boards, Fences, Walkway posts and beams - Marilyn believes she has a handy man that can do these repairs who is Licensed and Insured and will contact him. What is needed and options to repairs were thoroughly discussed. Frank will meet with handy man.

New Business:

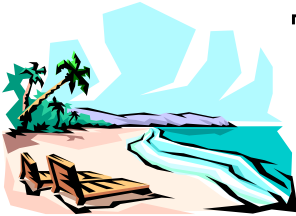
Discussion of rental of dock space and the need for updates to rules and regs for the docks management, just Discussion!

The meeting was adjourned at 8:15 pm.

Submitted by,

Kerry L. "Rocky" Stone, VP & Secretary.

Published - June 19, 2009



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A Townhouse Condominium Board of Directors Meeting Minutes

Meeting took place on August 10th 2009 at 5:00pm pool side.

Attendees:

Frank Bosela	-President	Rocky Stone	-VP & Secretary
Marilyn Mammano	-Treasurer	Nancy Clifford	-Assistant Treasurer/Secretary

Minute's approval:

The Board approved the Minutes for the 3/12/2009 & 5/28/2009 Board Meetings.

Real Estate Signage:

Background - A Real Estate Sign was illegally installed on the Common Property and was removed and is being stored. The real Estate Office who placed the sign was contacted and informed as to how they can recover their sign. No action on their part has yet to occur. Our lawyer received an email from Karen Dyer concerning the sign. This Email was not addressed to the Association and not sent Certified so no action was taken regarding this email.

Action – The Board reviewed the vote made at the 2009 Annual Meeting to address Real Estate Signage and discussion was again conducted at this meeting along with the possible options. The proper method that must be adhered to in order to change our Documents was also discussed at length. A resolution “that we contact the Lawyer to determine how any decision must be implemented, regardless of what that decision is,” was approved.

Treasurers Report:

Marilyn presented the current bank account statement (attached) and reviewed the current budget. The semi annual financial report is available for any unit owner to review. Nancy reported all maintenance payments are current thru July.

Dockage:

Our Lawyer has been able to get Broward County to remove the 3 motor boat restrictions from our Docks License. We have discovered that we must self certify that the dock is complete with the Army Corps of Engineers. They also placed the same 3 motor boat restriction on their permit. We will be giving this new information to the Lawyer for his action. A question regarding guest boat dockage (from unit 2-1) was asked and the current Rule's & Reg's were reviewed. It was determined that Board members approval is needed per the current Rule's & Reg's. A question (from Unit 2-5) regarding non-resident owners having a boat at the docks was presented and the Rule's & Reg's coverage was discussed.

Parking Lot:

Tenant in unit 1-1 (correction – unit # should have been 3-1) is consistently parking in a guest spot so a certified letter will be sent to advise him and the unit owner this must not continue. We are in progress of getting Re-Quotes for the recoating of the lot.

Plumbing Repairs:

No progress to date on main water pipe replacement for Bldg's 1 and 3.

Pool Pump Room:

Discussion of repair of the Pump room roof was conducted.

Termite Contracts:

Arrow Subterranean Termite Contract is expiring, Frank will contact for info on renewal.

New Business:

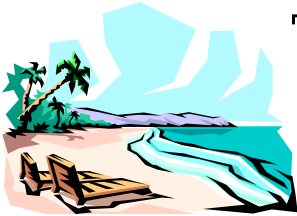
A Summons and Complaint was Served to our Lawyer as the Associations registered agent concerning a possible foreclosure on a unit at the Island Club. The lawyer has responded protecting the Association's interest in any proceedings.

The meeting was adjourned at 6:10 pm.

Submitted by,

Kerry L. “Rocky” Stone, VP & Secretary.

Published - December 14, 2009



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A Townhouse Condominium Board of Directors Meeting Minutes

Meeting took place on September 22nd 2009 at 7:05pm in the East hallway.

Attendees:

Frank Bosela	-President	Rocky Stone	-VP & Secretary
Marilyn Mammano	-Treasurer	Nancy Clifford	-Assistant Treasurer/Secretary
Pat Young	-Unit 3-2	Chris Hricko	-Unit 3-1

Minute's approval:

The Board approved the Minutes for the 8/10/2009 Board Meetings w/correction of unit 1-1 reference under "Parking Lot:" to unit 3-1.

Plumbing:

Marilyn reported on a water leakage problem with building #3's fresh water pipes, first discovered Friday 9/18 (a good amount of detail was discussed). The leakage location could not be located after approximately 8 hours of searching. An emergency meeting of the board was called on Saturday and the Board voted unanimously that, since the pipes for that Building must be replaced anyway, we would go ahead and do the replacement and the work began Monday 9/21. For the record a formal vote on the contract was approved at this meeting.

Discussions on where the capital to pay for the plumbing replacement ensued and a decision made to use the Emergency Fund for the time being and reevaluate replenishment of funds at a later time.

Building Re-Certification:

A City of Fort Lauderdale Notice was received, by our Lawyer as Registered Agent and forwarded to us, that a mandatory 40 Year Inspection of the building must be made and submitted to the City for review within 90 days from Aug 28th.

Real Estate Signage:

A registered letter sent to the Real Estate Agent responsible for the placement of the illegally installed Sign on the Common Property and was returned undeliverable. Frank will make one final attempt to contact Karen Dyer concerning having someone pick up the sign.

Concerning the vote made at the 2009 Annual Meeting to address Real Estate Signage and the resolution made at the last meeting "that we contact the Lawyer to determine how any decision must be implemented, regardless of what that decision is"; our Lawyer is out of town on vacation.

Dockage:

Next step is to contact our Lawyer in reference to dock restriction on the permit with the Army Corps of Engineers.

Insurance information presentation to members:

Discussed options for having meeting and dates with possible date suggested as Saturday Oct 24.

Pool Pump Room and other maintenance:

Discussion of finding Handy Man for repair of the Pump Room roof and other maintenance was conducted.

Termite Contracts:

A new Contract for Arrow Subterranean Termite Control was approved.

Parking Lot:

We are in progress of getting Re-Quotes for the recoating of the lot.

The certified letter sent to Unit 3-1 renter warning of parking violations was returned undeliverable but the Unit owner did address the situation and the Association has no obligation to resolve this Tenants parking situation.

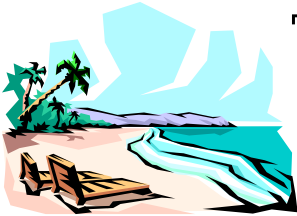
New Business:

The Board approved for Nancy to replace the shrubs removed during the Dock Fire Line installation.

The meeting was adjourned at 8:30 pm.

Submitted by,

Kerry L. "Rocky" Stone, VP & Secretary.



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A Townhouse Condominium Board of Directors Meeting Minutes

Meeting took place on December 17th 2009 at 7:05pm in the East hallway.

Attendees:

Frank Bosela	-President	Rocky Stone	-VP & Secretary
Marilyn Mammano	-Treasurer	Nancy Clifford	-Assistant Treasurer/Secretary

Minute's approval:

The Board approved the Minutes from the 9/22/2009 Board Meeting.

Annual Meeting:

The Secretary reported what's left to be done to prepare for the Annual Meeting on Jan 16, 2010 and is preparing all documents necessary for the Annual Meeting and Notices. Nine candidate names have been legally submitted to run for the 2010 Board and a Voting Ballot will be prepared and sent with the Second Notice (as per the State Statutes) allowing the Association Membership to vote for up to five of the names submitted.

Real Estate Signage:

The illegally installed Real Estate Sign was finally collected. Rocky reported our Lawyer will be out of town for the Holidays and will contact us upon her return concerning the Boards ongoing efforts to implement the vote made at the 2009 Annual Meeting to address Real Estate Signage. The Board again discussed the options needing clarification from the Lawyer. This clarification relates to whether verbiage (either for or against) pertaining to sign placement belongs in our By-Laws or Rules and Regulations and what kind of procedure is needed depending on the answer.

Dockage:

Rocky reported our Lawyer, in reference to the dock restriction on the permit with the Army Corps of Engineers, will also be out of town for the Holidays and will contact us upon his return.

Treasurers Report / Budget Discussion:

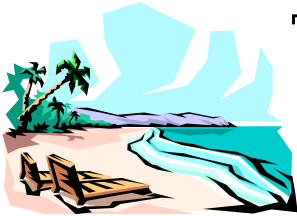
Marilyn submitted the Summary of accounts from Bank of America and it is attached to these minutes. She estimates that we should have in excess of \$16,000 in the Operating Account at the end of the year since we were under budget this year and started with an accumulated balance of approximately \$12,000 at the beginning of the year. With this overage the board voted to replenish the \$11,600 spent on the water line replacement for the West Building, from the Reserve Fund Other. She presented a proposed budget for 2010 which keeps the maintenance and assessment the same. The proposed 2010 Budget was reviewed. The Treasurer was asked to prepare a preliminary annual report using November to November figures to support the proposed budget. A Budget Meeting to approve the 2010 Budget will be conducted just prior to the Annual Members meeting. A formal Notice will be sent along with the Annual Second Notice.

Plumbing:

Marilyn reported that we have received the Final Inspection for the West Building water line replacement. We now need to get estimates on covering the exposed pipes to reduce the Sun's heating of the fresh water supply.

Building Re-Certification:

Frank reported the mandatory 40 Year Inspection of the building was made and one failed item was noted (repair of rotted eaves). He will contact the Inspector to find out what we must do next.



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Handy Man:

Rocky and Marilyn will be meeting with a Handy Man to get a quote on the repair of the Pump Room roof, the Building eves and all other needed maintenance on Monday 12/21/2009.

Parking Lot:

The Board is in the process of getting Re-Quoted for the recoating of the parking lot.

Termite Contracts:

Frank will contact Arrow Exterminators to find out what happened to the new contract for the Subterranean Termite Control as they have not contacted us to do the initial service.

New Business:

The Board approved spending \$450 to trim the common trees and trees in three of the patios of the West Building that are encroaching on the gutters. This is a very good price, from our Landscaper, based on doing both jobs together. The unit owners will be contacted and asked to pay their proportionate share.

The meeting was adjourned at 8:19 pm.

Submitted by,

A handwritten signature in black ink that reads "Kerry L. Stone". The signature is written in a cursive, flowing style.

Kerry L. "Rocky" Stone
VP & Secretary

Attachments: Bank Accounts Summary