

The Island Club Association, Inc.

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

A Townhouse Condominium Organizational Meeting of 2010 Board of Directors

The meeting took place at 9:45 AM, poolside on February 13, 2010, immediately following the membership meeting for the run-off election.

Attendees:

Frank Bosela, Marilyn Mammano, Nancy Clifford, Donna Bednarek, Rocky Stone

Dennis Farretta expressed to Nancy that he would not be present for the meeting due to his work schedule.

Marilyn made a motion that Frank remain in the position of president, which was unanimously agreed upon by the other newly elected board members in attendance. Marilyn agreed to continue to act as Treasurer; and Donna expressed her interest in holding the position of Secretary and offered her assistance to Marilyn with the financial requirements. Nancy agreed in continuing to hold her position as Member at Large and continue the duties that she has handled during her previous terms.

2010 Island Club Board of Directors:

President	Frank Bosela
Vice President	Dennis Farretta
Treasurer	Marilyn Mammano
Secretary	Donna Bednarek
Member at Large	Nancy Clifford

At Nancy's request, Rocky volunteered his continued support to the Board regarding the Florida law as well as acting as web master for the Association's web site.

Transition and update of business from 2009 Board to 2010 Board:

Transition to 2010 Secretary:

Rocky will forward forms and templates to Donna for smooth transition of secretary position.

Annual Report:

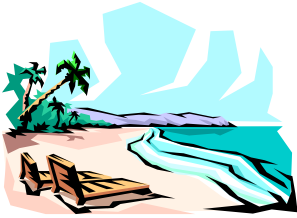
Donna advised that she would file the Annual Corporate Return with the State of Florida indicating the new officers.

Termite Control:

Rocky updated the Board on the status of termite control, advising that his exterior door and Frank's had been treated during the previous week and it was further determined that there is termite activity evident in the fascia boards and beams along the east hallway. Terminix has already been notified to treat these and all other hallways, and treatment will be covered under the existing contract.

Repairs to the fascia boards:

Rocky further stated that the repairs to the fascia and beams may be more extensive than originally anticipated due to the manner in which they are attached. Discussion ensued regarding the project and the possibility of removing the current gutters prior to Terminix treating the fascia. It was the consensus of the Board to continue with the current schedule for Terminix to treat the fascia and beams; and look into removing the gutters and fascia and discuss a remedy and cost for the replacement of the fascia board with the handy man. In the meantime, the handy man will concentrate his efforts on the repair of the pump room roof.



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Inspection and treatment of exterior unit doors for termites:

Nancy raised the issue regarding scheduling a Saturday annual exterior door inspection and treatment for termites. A resident volunteer for the coordination of this activity would be appreciated.

Landscape Issues:

Marilyn made a motion to volunteer trimming back the landscape plant material presumably dead as a result of the frost. The motion was seconded by Frank and passed unanimously.

40-year Inspection:

Frank presented a copy of the 40-year inspection report and subsequent forms to be submitted for compliance. Marilyn will review and complete the necessary forms and Nancy will hand deliver the same to the City.

Web site renewal:

Rocky will change the account renewal information for the Island Club web site so that a periodic invoice will be sent via mail in lieu of automatic charge. Upon receipt, Marilyn will issue a check.

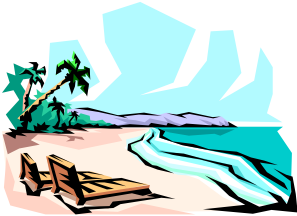
The meeting was adjourned at 10:04 AM.

Submitted by,

Donna Bednarek

Donna Bednarek
Secretary

Attachments: Emergency Contact List
2010 Board of Directors Contact List
2010 Owner Directory



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A Townhouse Condominium Minutes of 2010 Board of Directors Meeting

The meeting commenced at 1:08 PM, poolside on March 28, 2010.

Attendees: With all board members in attendance, a quorum was met.

Frank Bosela, Unit 2-10	President	Donna Bednarek, Unit 2-9	Secretary
Dennis Farretta, Unit 1-1	Vice President	Nancy Clifford, Unit 1-5	Member at Large
Marilyn Mammano, Unit 2-1	Treasurer		

Approval of Minutes from Previous Meeting:

Marilyn made a motion to accept the minutes from the February 13, 2010 organizational meeting of the 2010 Board of Directors; the motion was seconded and unanimously approved by all board members.

40 Year Inspection:

The Board entered into a discussion regarding the 40-year inspection, and the open building permits creating deficiencies that must be corrected prior to the City's acceptance of the inspection report. The City imposed a 180 day timeframe for compliance. Dennis reported that he had been in telephone contact with the City and was advised that there were four open permits for the property. They are: the dumpster permit (M & M Fencing); piping from February, 2003 (Ziccaro Plumbing); parking lot asphalt from 2005 (All Day Driveway Maintenance); and roofing (Titus Roofing). Dennis offered to contact the respective companies regarding the final inspection and closing the permit for each of the four contracts. Frank will check the archived files for any information on the paving and roofing contracts; Marilyn has the file for Zicarro and M & M Fencing. The Board agreed that after Dennis makes contact, a period of two weeks should be allowed for action on the part of the contractors. If at that time there is no resolution, the Association's attorney should be contacted for instructions on how to proceed. In the meantime, Marilyn will contact the City and inquire if there is a standard procedure to close out open but outdated permits. The Board will stay in touch with each other and have the results ready for the next Board meeting.

Annual Report:

Donna reported that the 2010 annual report was complete; Marilyn mailed the return with the check and ascertained that the information has been updated on the State's web site.

Federal Income Taxes:

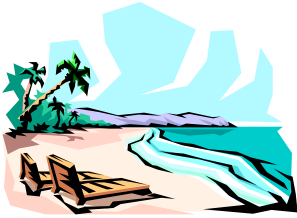
Marilyn provided Donna with a statement indicating the 2009 taxable interest income for the Association. Donna will obtain the appropriate tax return and handle the filing requirements.

Dock Update:

Frank contacted Rocky for his information regarding the attorney's response on the power boat restrictions. The findings were not available at the time of this meeting, but will be readdressed at the next Board meeting.

Property Appraisal for Insurance:

Marilyn spoke to Sheila at Kornreich Agency regarding the need for a new property appraisal. This appraisal is necessary prior to the Association's insurance renewal in May. The Board agreed that if the appraisal was less than \$500, we should proceed immediately to expedite the insurance renewal process.



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Pump Room and Fascia Board Repairs and Replacement:

Rocky was unavailable for an update and quotes from the handyman (carryover from his work with the previous board). In the meantime, Frank and Dennis agreed to take down a section of the gutter and fascia along the east walkway at the rear of the property. By doing so they will be able to assess the extent of damage and determine a plan of action.

Parking Lot:

Frank will contact the contractor to schedule the paving of the parking lot. Nancy expressed concerns regarding the pooling of water adjacent to the drainage structure at the east end of the parking lot. Frank agreed to address the issue with the paving contractor in order to have it remedied at the time of paving.

Letter from Homeowner:

The Association received a certified letter from Thomas Stilwell (Unit 2-7) regarding the water damage to the brick facade of the building as a result of the air conditioning overflow pipe in Unit 2-8. The Board discussed methods and products for cleaning the current stain as well as correcting the problem to prevent further damage. It was agreed that the association would rent a ladder and Dennis and Frank would work to remove the existing stain, and find a way to direct the condensation overflow away from the building. A response will be mailed to the homeowner.

Property Landscaping:

Dennis volunteered to meet with a landscape and irrigation contractor and get a drawing and estimate for the enhancement of the property by adding landscaping. The initial drawing would be at no cost to the Association and would incorporate low maintenance plant material into the design. The Board agreed that having a plan that can be completed in phases is a good idea due to budgetary constraints.

Marilyn requested that the Board approve her planting a Bird of Paradise plant in the area adjacent to her unit where the dead foliage, as a result of the frost damage, was removed. The Board walked to the area in question and agreed to Marilyn's proposal.

Patio Inspection Service for Subterranean termites:

April 7, 2010 is the scheduled date for the subterranean termite inspection of the plastic cones planted in each unit's patio.

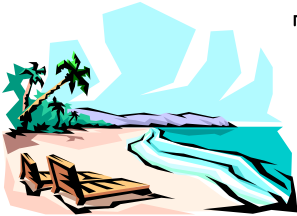
The meeting was adjourned at 1:50 PM.

Submitted by,

Donna Bednarek

Donna Bednarek
Secretary

Published – April 13, 2010



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 11am poolside on the 20th of June 2010.

The following Board Members were in attendance:

Frank Bosela Dennis P. Farretta Marilyn Mammano Nancy Clifford

The following Homeowners were in attendance: Karen Dyer

The Board states for the record that Board Member Donna Bednerek had to resign due to family obligations.

A discussion will follow as to filling the vacant Board seat.

Current order of Business:

The board approved the May 2nd Minutes.

The Board thanks the following people:

Marilyn for “closing” all of the open permits and the Forty Year inspection

Ashley (Homeowner) for replacing/providing a new water hose, east backside of the middle building.

Dennis for repairing/replacing the water hose reel at the east end of the docks

Rocky for his role in getting the pool pump room doors manufactured and installed.

Windows: Discussion took place regarding the Ayer’s shutter installation. Frank has the Shutter permit.

Marilyn suggested that we should amend the “Window Standards” to better define the Shutter standards.

Dock: Marilyn informed the Board, the “3 Power Boat” restriction is moving forward. Legal issues are being addressed with both State and Federal agencies.

Insurance: Marilyn discussed insurance issues with the Board regarding flood and structure insurance.

Pool Pump Room: New roof is complete.

Pool: The Board is reviewing the Next phase of the “Drain Suction” modification.

Parking Lot: Drainage patch and sealing/painting is complete.

Gutters/Fascia board: Board reviewed estimate from “Handyman”. Board made a motion to have the Handyman repair the fencepost at Karen Dyer’s pool gate.

New Tenant Application: The Board agreed to review all documents and have a decision this week. An interview will be scheduled for the weekend.

Other Issues:

- The Board discussed the AC drainage problem at Jeanette’s Unit. The Handyman will be asked to clean the stains from the overflow pipe that occurred on the outside wall facing the street
- Dennis suggested to the Board that “we” get an estimate from Perfect Pavers to fix the sinking brick pavers around the pool.
- Dennis agreed to get a Landscaper out for a quote. He stated that he would call on Monday.
- Dennis will be installing a new hose reel against the east side of the Meter Room and the west/backside of the middle building.
- Nancy suggested that “we” consider having the Flat Roofs scheduled for maintenance, due to water puddles forming on them. The board agreed to get an estimate.
- Dennis volunteered to call Davie plumbing to see if there is a cover/insulation that can be purchased for the water supply piping on the west building.

The meeting was adjourned at 11:50am.

Submitted by,

Dennis P. Farretta

Acting Secretary.

Published - June 22, 2010