

The Island Club Association, Inc.

Mailing Address:
P.O. Box 460278
Ft. Lauderdale, FL 33316
www.theislandclub.org

A Townhouse Condominium **2011 Board of Directors Meeting Minutes**

Meeting took place on January 8th 2011 at 10:12AM pool side.

Attendees:

Frank Bosela

Marilyn Mammano

Nancy Clifford

Rocky Stone

Karen Phillips

Sharon Picard

ORGANIZATIONAL MEETING OF THE NEW BOARD!

New Board Member Posts:

Frank Bosela

- President

Rocky Stone

- Vice President & Secretary

Marilyn Mammano

- Treasurer

Nancy Clifford

- Member at Large / Assistant to Secretary and Treasurer

New Board Business:

A Board Meeting to discuss and develop a new 2011 proposed Budget was tentatively set for Jan. 31, 2011 at 9AM poolside. A confirmation Notice will be posted as usual on the cork board at the mail boxes!

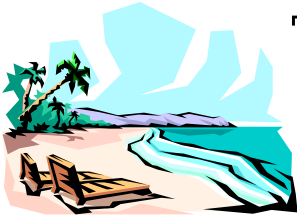
The meeting was adjourned at 10:18AM.

Submitted by,

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

Kerry L. "Rocky" Stone

2011 Vice President & Secretary



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A Townhouse Condominium 2011 Board of Directors Meeting Minutes

Meeting took place on January 31st 2011 at 09:00AM pool side.

Attendees:

Rocky Stone - Vice President & Secretary
Marilyn Mammano - Treasurer
Nancy Clifford - Member at Large / Assistant to Secretary and Treasurer

BOARD MEETING CONCERNING ANNUAL BUDGET!

Minutes for Annual Owners, Annual Budget and Board Organizational Meetings on 01/08/11 were approved!

Annual Budget:

The Board reviewed last years actual expenses, current Account balances, last years movement of funds between accounts and the new 2011 proposed Budget. Based on lengthy discussions a proposed increase of \$10 per month was decided on. Although this amount will not cover the entire deficit of the proposed 2011 Budget it was decided that the monies used from the checking account to subsidize the West building plumbing replacement will be used for the balance of the overage for this year. It is anticipated that a larger increase will be needed for next year. A new Annual Budget Meeting was scheduled for Feb. 19, 2011 at 9AM poolside. The necessary Meeting Notice will be published and distributed!

Other Business:

It was brought up that we need to start a search for bids on our Insurance renewal.

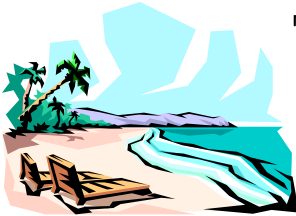
ATTENTION MEMBERS: PLEASE VOLUNTEER TO HELP GET BIDS FOR OUR INSURANCE RENEWAL!

No other business was conducted at this meeting.

The meeting was adjourned at 09:35AM.

Submitted by,

Kerry L. "Rocky" Stone
2011 Vice President & Secretary



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A Townhouse Condominium

2011 Board of Directors Meeting Minutes

Meeting took place on March 5th 2011 at 05:35PM pool side.

Attendees:

Frank Bossela - President
Rocky Stone - Vice President & Secretary
Marilyn Mammano - Treasurer

Minutes for Budget meeting on 02/19/11 were approved!

AC Water Tower:

The sole purpose of this meeting was to discuss and decide on a course of action to repair the AC water Tower!

Background: The Water tower is leaning to the North (towards the canal). The mounts for that side are two inches lower than the south side. This causes the tower to run inefficiently and can be destructive to the tower. We have reviewed the situation with the company (HVAC Sales & Service) that we use to do maintenance on the system to discuss the alternatives for correction.

After reviewing the alternatives to correct this problem The Board determined that a temporary fix to last until next winter was the best course of action at this time (motioned & approved). During the course of this year we can then pre-plan to do the permanent correction at a more opportune time;

- 1 - To have the system down for an extended period of time,
- 2 - To determine the cost and how to pay for it!

Other Business:

No other business was scheduled for this meeting but the following was discussed.

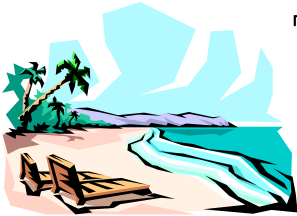
- 1 - \$2,280.00 was transferred from Reserve Other to Operating to pay for the plumbing repair (2-9).
- 2 - Units 2-4 (Jose Pagan) and 3-1 (Zack Hoffman) have requested dock space. They were both informed that they must file "a letter of request with the Board" including "proof of ownership", as is customary, in the form of vessel title/registration and proof of insurance with their name on them, before the Board can act upon their request.

The meeting was adjourned at 05:50PM.

Submitted by,

Kerry L. "Rocky" Stone
2011 Vice President & Secretary

**ATTENTION MEMBERS:
WE NEED VOLUNTEER'S TO HELP GET BIDS FOR OUR INSURANCE RENEWAL!**



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A Townhouse Condominium

2011 Board of Directors Meeting Minutes

Meeting took place on March 28th 2011 at 09:30AM pool side.

Attendees:

Frank Bosela - President
Rocky Stone - Vice President & Secretary
Marilyn Mammano - Treasurer
Nancy Clifford - At Large

Minutes for Board meeting on 03/05/11 were approved!

Treasurers Report:

A copy of the current Bank Statement was filed with the Secretary. The Treasurer reported that some owners did not pay the new maintenance amount (Units 2-4, 2-6, 2-8) and Unit 3-1's payment has not been received. Notice of upcoming Insurance renewal in May was received. We will need to start the process of checking out alternate insurance options.

Requests For Dock Space:

As reported at the prior meeting two Units (Owner of 2-4 and Renter in 3-1) have expressed interest in dock space and formal letters were sent to request that they follow our Rules and Regulations do so. The owner of unit 2-4 has sent a formal letter but has not included the needed copies of customary proof of ownership as yet. The renter of 3-1 has not formally responded as yet. In discussions about these two requests, it has become obvious that there are problems with our Rules & Regulations and Association Documents and it was voted we should consult our attorney as to the necessary changes needed in our Documents to adequately protect our Association into the future.

AC Water Tower:

There are two problems with the AC Water system - progress on the solutions were discussed & quotes are in progress.

Maintenance:

- Roofs will be cleaned and checked in preparation for Hurricane season.
- Unit 2-9's leak was checked by our plumber and it was determined that it was a possible grout leak.
- Insulating West building water pipe – The board is requesting that a resident in that building please volunteer to get estimates.
- East building water pipes – Rocky will contact Dennis to see if they can share responsibility to get quotes.
- Unit 2-8 is complaining of leakage of the AC condenser drain staining the exterior wall. It needs to be related that Unit owners AC Condenser drains are the responsibility of the Unit owners.

The meeting was adjourned at 10:34AM.

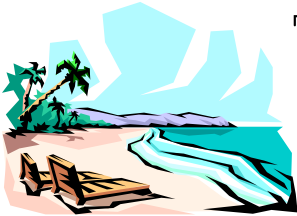
Submitted by,

Kerry L. "Rocky" Stone
2011 Vice President & Secretary

ATTENTION MEMBERS:

WE NEED VOLUNTEER'S TO HELP GET BIDS FOR OUR INSURANCE RENEWAL!

Published - April 3, 2011



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A Townhouse Condominium

2011 Board of Directors Meeting Minutes

Meeting took place on April 25th 2011 at 10:10AM pool side.

Attendees:

Rocky Stone - Vice President & Secretary
Marilyn Mammano - Treasurer
Nancy Clifford - At Large

Insurance:

Insurance premium for this year is \$2,000 over budget at approximately \$30,000. Some discrepancies in the policy exist and Marilyn will follow up with the new Insurance Agent and will check with another Agent for comparisons.

Roofs Maintenance:

A quote from Tony O'bier to do repairs & cleaning of tile roofs and cleaning & coating of walkway flat roofs was voted on and approved. Work will be scheduled.

AC Water Tower:

The Maintenance for the (leaning) AC Water Tower system will be scheduled in the next week or so and we will give residents/owners 2 days notice (to be posted and emailed) as to what day the system will be down. The water tower sump is in need of cleaning and we will attempt to do this while the system is down and empty. A possible solution to the motor starter problems was discussed and is being tested.

Requests For Dock Space:

As reported at the prior meetings two Units (Owner of 2-4 and Renter in 3-1) have expressed interest in dock space. Certified response letters were sent to request that they follow our Rules and Regulations to do so, both of which were subsequently return non-deliverable. The owner of unit 2-4 has sent numerous emails and made phone calls to the President, the last of which (phone call) the owner was informed that per the State Statutes he gave up his rights to use of the common property to his Tenant. It was decided that the Associations Attorney should handle this situation and will start by writing a formal letter of response to the owner (unit 2-4) stating his lack of rights. As to the renter of 3-1 we have yet to receive the required formal documentation and will attempt to contact him. Further discussions about these two requests has made it obvious to the Board that the vote (on 3/28/11) to refer to our attorneys to define the necessary changes needed in our Documents to adequately protect our Association both now and into the future must be escalated.

Maintenance:

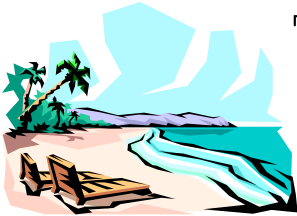
- Insulating West building water pipe – The board is requesting that a resident in that building please volunteer to get estimates.
- East building water pipes – Rocky contacted one company for a quote on coating the pipes but did not receive the quote promised.
- Unit 2-8 is complaining of leakage of the AC condenser drain staining the exterior wall. It needs to be related that Unit owners AC Condenser drains are the responsibility of the Unit owners. We will ask the Roof cleaner to see if he can clean this!

The meeting was adjourned at 11:01AM.

Submitted by,

Kerry L. "Rocky" Stone - 2011 Vice President & Secretary

Published - June 21, 2011



The Island Club Association, Inc.

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A Townhouse Condominium 2011 Board of Directors Meeting Minutes Meeting took place on June 27th 2011 at 09:00AM pool side.

Attendees:

Frank Bosella - President
Rocky Stone - Vice President & Secretary
Marilyn Mammano - Treasurer
Nancy Clifford - At Large

Meeting minutes for March 28, 2011 were approved!

Treasurers Report:

Marilyn reported many expenses have increased above expectations and the \$10 Maintenance increase will not be enough. She will be doing a revaluation at the end of the month. In all likelihood there will be a need to raise the maintenance fee. Financial report was given to and is on file with the Secretary.

Insurance Renewal:

We have renewed the insurance thru a new company who took over the prior agent company, some coverage questions remain unanswered and Marilyn will continue to look into them as well as questions in the property survey.

Roof Maintenance:

Tony O'bier did repairs & cleaning of tile roofs and cleaning & coating of walkway flat roofs. This maintenance was paid out of the "Reserve Other" account.

AC Water Tower:

The Maintenance for the (leaning) AC Water Tower system was performed. The water tower sump was cleaned. A solution to the motor starter problem was implemented. Credit goes to Ashley, Michael L., Frank, Dennis and Rocky for all their work in the repair/correction to the various problems. Just a reminder all unit owners should be sure to have your condensate lines cleaned periodically.

Requests for Dock Space:

The Renter in 3-1 has supplied all required documentation and was assigned dock space in slip J10. As to the request by the unit Owner of 2-4 the Associations Attorney has written a formal letter of response to the owner stating his lack of rights and a response was received from an Attorney representing the Owner. Based on this response our Attorney advised we prepare a written lease document which has been formed and will be sent this week. The unit Owner in 1-1 has applied for dock space but has not supplied all necessary documentation. As per Rules & Regs. 72 hour guest dockage has been given. And a notice that all documentation must be delivered by Tuesday evening.

NOTICE TO ALL UNIT OWNERS AND TENANTS:

Guest parking is for guests and workers only and pets are not allowed loose on the common grounds. Please read your Rules and Regulations and the Notice posted on the bulletin board.

Maintenance:

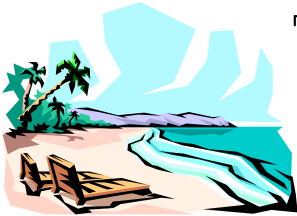
- Thanks to all Owners / Renters for cooperating with access to all patios for termite inspection.
- Thanks to Michael L and Marilyn for cleaning out the paint cans in the AC tower area

The meeting was adjourned at 09:46AM.

Submitted by,

Kerry L. "Rocky" Stone - 2011 Vice President & Secretary

Published - November 2, 2011



The Island Club Association, Inc.

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A Townhouse Condominium 2011 Board of Directors Meeting Minutes Meeting took place on Aug. 22nd 2011 at 04:00PM pool side.

Attendees:

Frank Bosella - President
Rocky Stone - Vice President & Secretary
Marilyn Mammano - Treasurer
Nancy Clifford - At Large

Record Retention:

The Board has decided the Association needs a place to store records. Marilyn will take care of renting a small storage space in a local storage facility.

Requests for Dock Space:

The unit Owner of 2-4 was sent a written lease document by the Associations Attorney with no response as yet. The unit Owner in 1-1, (with the Associations assistance) has supplied all necessary documentation and has been assigned dock space F6.

Dock Maintenance:

The Board agreed that Lighting for the Docks should be researched and will start that process in motion.

Association Declaration Update:

In past meetings it was agreed (voted on) based on input from the Associations Attorneys that updates to our Declaration of Condominium are necessary. Since the business concerning unit 2-4 seems complete we will start that process.

Treasurers Report:

Marilyn presented the semi-Annual report and reported that this report is misleading since there are no insurance payments for 3 months in the first half of every year. With the increase in Insurance and the over budget Attorney, water and other expenses we will be using the overage in our checking account to help cover the rest of this year. Unit owners need to be aware that there we will need to raise the maintenance fee next year. This Financial report is on file with the Treasurer.

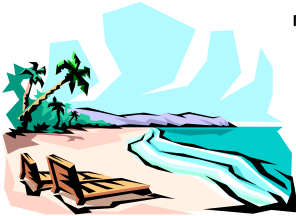
Maintenance:

- Modifications to the Pool as dictated by (changed) State Statutes is coming due, we will check into.
- The landscaping that Dennis started research on last year will be looked into again.
- Discussions on other maintenance issues were also discussed

The meeting was adjourned at 04:40PM.

Submitted by,

Kerry L. "Rocky" Stone - 2011 Vice President & Secretary



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A Townhouse Condominium 2011 Board of Directors Meeting Minutes Meeting took place on Nov. 07th 2011 at 05:05PM pool side.

Attendees:

Frank Bosella	- President	Rocky Stone	- Vice President & Secretary
Marilyn Mammano	- Treasurer	Nancy Clifford	- At Large
Karen Dyer	- unit 2-5		

Meeting Minutes from 4/25, 6/27 & 8/22 were approved!

Treasurers Report:

Marilyn presented the 2012 proposed budget and was discussed. Unit owners need to be aware that we will need to raise the maintenance fee next year. This Financial report is on file with the Treasurer.

Insurance:

Co-Insurance was changed on our policy by the insurance company, Marilyn will research what the impact will be if any.

Roof leaks:

More leaks have been reported, unit 1-3 has reported leaks, the roof company has been scheduled to come out and correct.

Maintenance:

- The umbrella was damaged in a storm due to it being left open, it is your association and all of us need to be mindful and close any replacement umbrella we get.
- Dock lighting – Marilyn has been contacted by a company (Solaris) which does efficiency lighting improvements and will research and would like someone to volunteer to meet with them.
- Landscaper was met with by 3 board members and sent us a new quote. Discussion of needing a walkway in the front and what plants are in the quote. The quote was then reviewed and approved (cost will be paid from the Reserve Account Other)
- Need to get a quote on the gravity pool drain system mandated by 2012 (Frank will get quote)

Documents Update:

We are in contact with the Lawyer to draft the needed changes to the Declaration of Condominium.

Unit 3-3 purchase:

We are working with the Griffiths on their sale.

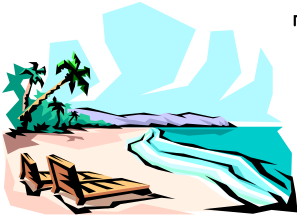
Annual Meeting 1st Notice:

Paperwork is ready Marilyn and Nancy will batch and sent by the 16th.

The meeting was adjourned at 05:56PM.

Submitted by,

Kerry L. "Rocky" Stone - 2011 Vice President & Secretary



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A Townhouse Condominium 2011 Board of Directors Meeting Minutes

Meeting took place on Dec. 19th 2011 at 03:05PM pool side.

Attendees:

Frank Bosella	- President	Rocky Stone	- Vice President & Secretary
Marilyn Mammano	- Treasurer	Nancy Clifford	- At Large
Karen Dyer	- unit 2-5		

Budget Meeting Minutes from 12/05/12 were approved!

Treasurers Report:

Marilyn stated we should close the 2011 books just slightly in the black.

Roof leaks:

Reported leaks have been repaired and the down spout between 3-3 and 3-4 was repaired by Frank.

Maintenance:

- The lawn company was informed that the edging needs more attention (thanks Nancy).
- Dock lighting – on hold till after the holidays.
- Landscape – discussion that we need to do something about the walkway in the front and repairs of the fences before we do the landscaping – Marilyn will get estimates – the Landscaper will be put on hold
- Need to get a quote on the gravity pool drain system mandated by 2012 (Frank still to get quote)

Documents Update:

The first draft was received from the Lawyer: The board reviewed the draft and modifications were discussed and acceptable modifications to the draft of the Proposed Amendments to the Declaration of Condominium were decided. They will be sent to the Lawyer so that the final document can be available for an owner vote to be taken at the Annual Meeting.

Lawyers Retainer Document:

We still need to agree on the options for the Lawyer's retainer document. We need to be sure that the Lawyers are not on auto-pilot regarding foreclosures. The Agreement was discussed and Rocky will discuss our concerns with the Lawyer.

Parking:

Another reminder – your guests must place the card (or some note) with your unit number on it in their windshield or they are libel to be towed.

Sale of unit 3-3:

Meeting with purchaser was held – please welcome Edna Rosen to the Club

Other:

Nancy will contact pool guy to get a new sign – NOTICE: please take your toys with you or they will be disposed of! Whom ever took the 6th pool chair PLEASE RETURN IT, it is common property not yours!

The meeting was adjourned at 04:00PM.

Submitted by,

Kerry L. "Rocky" Stone - 2011 Vice President & Secretary

Published - January 28, 2012