

The Island Club Association, Inc.

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

A Townhouse Condominium 2014 Board of Directors Meeting Minutes

This meeting took place at 9:38AM poolside on the 11th of January, 2014.

Attendees:

Frank Bosela
Marilyn Mammano

Nancy Clifford
Rocky Stone

ORGANIZATIONAL MEETING OF THE NEW BOARD!

A motion was made to elect Frank as President, Nancy for at Large, Marilyn for Treasurer and Rocky for Secretary. The motion was seconded and unanimously approved.

New Board Member Posts:

Frank Bosela	- President
Rocky Stone	- Secretary
Marilyn Mammano	- Treasurer
Nancy Clifford	- Member at Large

Current Board Business:

Current projects were briefly discussed and assignments made to proceed.

- Trash and AC tower fences repairs/replacement
- Fascia board repairs (gutter removal and subsequent replacement needed to do repairs)
- Walkway Roof trusses repairs/replacements
- Water main pipe replacement for East building
- Landscaping

New Board Business:

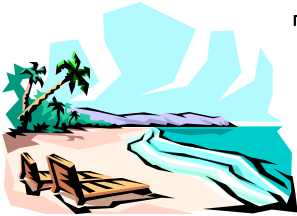
Discussion as to the age of our Roofs (around 20 years) determined that the Association should consider an increase in the Reserves Funding. Research with our current roofing company will be done as to what condition the roofs are in and estimated time left before replacement is necessary! We will publish the results of this research as soon as we have it.

NOTICE: It is the recommendation of the board that each unit owner should start their own fund for this!

This meeting was adjourned at 9:45AM.

Submitted by,

Kerry L. "Rocky" Stone - 2014 Secretary



The Island Club Association, Inc.

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

A Townhouse Condominium **2014 Board of Directors Meeting Minutes** Meeting took place on Feb. 10th 2014 at 05:35PM pool side.

Attendees:

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

All outstanding Meeting Minutes were approved!

Treasurers Report:

No report was made (As always, a copy of the current status is available from the Treasurer).

Dock Lights:

We have received all the lights and the replacement for 1 of the not working down lites the other will be sent shortly. The installation/replacement should be completed this month.

Landscaping:

The 2013 board met with 2 new companies the end of last year, one of which we did like his suggestions. We discussed at this meeting the recommendations of this new company and will be contacting him for future discussions.

Mailboxes replacement:

We must schedule this with the Mail delivery person present. We will need to move the existing ones to another temporary secure location then install the new ones and then remove the old ones. A vote was taken and approval made to go forward with replacement and we will be getting quotes for the labor.

Old Business:

- We are looking for a Gutter company to do repairs.
- We are looking at possible LED replacement lights for the building spotlights.
- Discussion on replacing the Coconut palm in the west swale with a free tree from the City.
- Discussion on dumpster fence needing work.

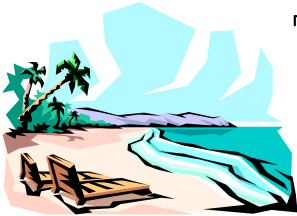
Other:

It was noted by Frank that FPL has a rebate plan for AC duct replacement (check their website)!

The meeting was adjourned at 06:17PM.

Submitted by,

Kerry L. "Rocky" Stone - 2014 Vice President & Secretary



The Island Club Association, Inc.

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

A Townhouse Condominium 2014 Board of Directors Meeting Minutes Meeting took place on March 3th 2014 at 07:30PM pool side.

Attendees:

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

Meeting Minutes for 2/10/14 were approved!

Treasurers Report:

No report was made (As always, a copy of the current status is available from the Treasurer).

Landscaping:

Re-reviewed the recommendations of the latest company and all were directed to re-review the quote (Marilyn sent the latest quote via email). The board also discussed the replacement of the coconut palm and the black olive trees (west front of property) with an oak tree transplanted from the Art Institute (at their expense). It was decided that the board will re-review the proposal for the middle courtyard before the next meeting.

Dock Electric:

Discussion of permanent electrical outlets on the dock, led to a motion to request a non-board member volunteer to research into getting a quote to supply sufficient power to the back for installing permanent power for boats at the dock. This motion was passed 3 to 1.

Jose requested to address the board: He made a proposal as to how to supply power to a boat of a potential purchaser until such time as a permanent solution may be enacted. Much discussion by the board ensued about setting a precedent and not creating a hazard. Jose volunteered to contact Fisher electric and to evaluate the power requirement for supplying power to the dock.

Old Business:

- Not all furniture dumped on our property was removed & Marilyn will contact the city to remove what is left!
- A Gutter company needs to be contacted to remove the eves gutters so the Roofer can make repairs
- Walkway roof beams still need repair/replacement from termite damage
- Main water supply for the east building still needs replacement

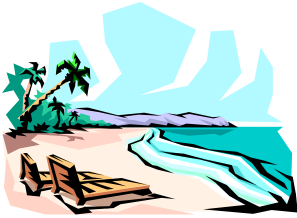
NOTICE:

The dumpster enclosure IS NOT a dumping ground and the trash company WILL NOT take anything not in the dumpster!

The meeting was adjourned at 08:33PM.

Submitted by,

Kerry L. "Rocky" Stone - 2014 Vice President & Secretary



The Island Club Association, Inc.

Mailing Address:

1501 South East 15th Street – Office

Ft. Lauderdale, FL 33316-2787

Phone (745) 900-1542

Fax (678) 379-6465

www.theislandclub.org

A Townhouse Condominium

NOTICE:

**ALL MEETING MINUTES WERE ELECTRONICALLY RECORDED
AND ARE ON FILE WITH THE SECRETARY**