

The Island Club Association, Inc.

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

A Townhouse Condominium 2016 Board of Directors Meeting Minutes

This meeting took place at 10:15AM poolside on the 09th of January, 2015.

Attendees:

Rich Andres
Marilyn Mammano

Dennis Farretta
Rocky Stone

ORGANIZATIONAL MEETING OF THE NEW BOARD!

A motion was made to elect Frank as President, Rich as Vice President, Dennis as At Large, Marilyn as Treasurer and Rocky as Secretary. The motion was seconded and unanimously approved.

New Board Member Posts:

Frank Bosela	- President
Rich Andres	- Vice President
Rocky Stone	- Secretary
Marilyn Mammano	- Treasurer
Dennis Farretta	- Member at Large

Current Board Business:

Discussion occurred concerning center main roof repair affecting units 2-9 and 2-5, awaiting one final quote for final decision.

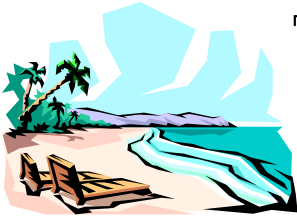
New Board Business:

None discussed

This meeting was adjourned at 10:35AM. This meeting was not recorded due to technical difficulties!

Submitted by,

Kerry L. "Rocky" Stone - 2015 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

Meeting took place on January 1 2016 at 7:01pm East hallway.

Attendees:

Frank Bosela	-President	Rich Andres	-Vice President
Marilyn Mammano	-Treasurer	Rocky Stone	- Secretary
Dennis Ferretta	-Member at Large		
Owners attending -	Nancy Clifford	Pat Young	

Minute's approval:

The Board approved the Minutes for the 2016 Annual Meeting, 2016 Budget Meeting, Board Organizational Meeting

Treasurers Report:

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

Discussions:

Unit 3-1 window replacement discussed
Roof repairs over Units 2-5 and 2-9 status discussed
Fence repairs and painting discussed; quite a bit of discussion on the extent of what needs to be vs should be done
More Quotes will be done and the Fences status will be reviewed before a Final decision
Marilyn warned given the balance of the bank accounts we need to watch our spending or we will have no slush for emergencies - How much money is already approved and scheduled to be spent was discussed
Prioritizing what needs to be done and how much we have was discussed
Dennis volunteered to do the replacement of the gate post for Unit 2-4 if it can't be done in say 10 days by a handyman
Pool pavers repairs status discussed – need to verify if contracted paver company is going to do the job
Palms in the back were trimmed
Parking lot resealing is on hold AND possible paver sealing timing was discussed
Dock coating quotes and products were reviewed – decision on which quote was postponed for more research
Status of each units A/C water lines shutoff valves and replacement by unit owners was discussed
New boat approved for Unit 1-3, new owner for unit 3-3 & has a boat, interview needs scheduling
Chairs and Lounges were re-strapped
10 year engineers building review was done -we must file it with the city (Marilyn)

Decisions:

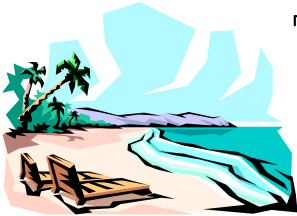
We will be installing an Incoming USPS mail box for the Association to replace the PO Box and make it more accessible
Dennis is now getting the mail and doing bank deposits and posting maintenance payments & doing collections
Second A/C water pump will be repaired (motor replaced) and put in storage

This meeting was adjourned at 8:09PM. This meeting was electronically recorded.

Submitted by,

Kerry L. "Rocky" Stone - 2016 Secretary

Published - February 18, 2016



The Island Club Association, Inc.

Mailing Address:

1501 South East 15th Street - Office
Ft. Lauderdale, FL 33316
www.theislandclub.org

A Townhouse Condominium Board of Directors Meeting Minutes

Meeting took place on February 18, 2016 at 7:00pm East hallway.

Attendees:

Frank Bosela	-President	Rich Andres	-Vice President
Marilyn Mammano	-Treasurer	Rocky Stone	- Secretary
Dennis Ferretta	-Member at Large		
Owners attending -	Nancy Clifford	Pat Young	Mike Limuti

Minute's approval:

The Board approved the Minutes for the 01/21/2016 Board Meeting

Treasurers Report:

Report was made by the Treasurer (a copy of the current status is available from the Treasurer) - Notice was made that we have to be careful of the balance in the Reserve Other account with much discussion of the details of each account to date.

Discussions:

Pool patio stabilization & pool pavers repair is done and paid for
Dock coating is done and payment will be sent
Plumbing water supply replacement for east building & covering west building pipes was discussed
Parking lot resealing was mentioned
Second A/C water pump was repaired and put in storage
Roof repairs over Units 2-5 and 2-9 was completed
Marilyn warned given the balance of the bank accounts we need to watch our spending or we will have no slush for emergencies - How much money is already approved and scheduled to be spent was discussed
Fence repairs and painting included quite a bit of discussion on the extent of what needs to be done; some Quotes were reviewed and it was determined the Fences status must be re-reviewed and new quotes required due to the mismatch of work involved in each quote we received. A request will be sent to all owners to report any inside fences needing repair
Discussion on coating the Main Roofs to extend it's life span before replacement
Still needing to find a new towing company (Rich volunteered)
Marilyn read a letter sent to Unit 2-2 to record into the meeting minutes concerning noise at early hours of the morning along with complaints of the dog being left to roam free and verbal abuse toward other association members. Letter is on file with the secretary.

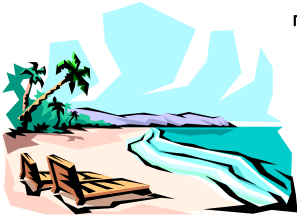
Decisions:

Hire Handy Shmeni (Nir) to replace the wood on the pump room and replace inside fence post Unit 2-7
Order a new mailbox for incoming and outgoing mail replacing the current outgoing box (Marilyn)
We will distribute gift cards for "physical work" done by an association member as in appreciation for volunteering and saving us money (in not having to hire outside workers)

This meeting was adjourned at 8:30PM. This meeting was electronically recorded.

Submitted by,

Kerry L. "Rocky" Stone - 2016 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

Meeting took place on April 8, 2016 at 7:01pm Poolside.

Attendees:

Frank Bosela	-President	Rich Andres	-Vice President
Rocky Stone	- Secretary	Dennis Ferretta	-Member at Large
Owners attending -	Hank Fylstra	Pat Young	

Minute's approval:

No Meeting Minutes approved

Treasurers Report:

Report was made by the Secretary (a copy of the current status is available from the Treasurer) totals of each account. Dennis reported on the late maintenance payments status.

ALL UNIT OWNERS: Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

Discussions:

Fence repairs and painting: Has been re-reviewed and a specification was created to do re-Quoting of the project.

Replacing ALL top boards was decided. Final changes are needed to the spec to send for re-Quote. The spec's note section was reviewed for what needs to be done to access patios and remove necessary foliage.

Main Roofs: Status of coating quotes (Frank to follow up); need to discuss what is needed to make the assessment for replacement with our attorney.

REMINDER to all Unit Owners: The need for your financing (assessment) of the new roofs is coming – prepare now Status of now empty Unit 1-5; family's intention is to keep paying maintenance; Unit 2-5 foreclosure status no change Reported that the dock coating was completed and paid for, White stains need to be removed from the slip the Moons (Unit 2-4) boat cleaner made on new dock coating (Rocky will contact)

Plumbing water supply replacement for east building & covering west building pipes; Got a quote for pneumatic mole underground replacement of pipes (Frank to get 2 more quotes and report next meeting)

Parking lot resealing should go forward (voted to do at a prior meeting – Frank will call to get started)

Walkway Roof termites: need to pull down the fascia as soon as possible (Frank says we can do on a weekend)

Decisions:

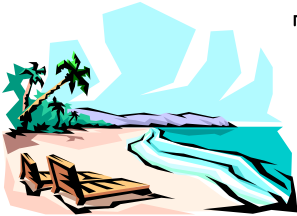
Update fences spec and send for re-Quotes (Rocky). A form letter to Units that have growth impeding the fence repairs will be written (Rich).

We will purchase Dennis patio furniture for \$250

This meeting was adjourned at 8:06PM. This meeting was electronically recorded.

Submitted by,

Kerry L. "Rocky" Stone - 2016 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

Meeting took place on May 17, 2016 at 7:00pm Poolside.

Attendees:

Frank Bosela	-President	Rich Andres	-Vice President
Rocky Stone	- Secretary	Marilyn Mammano	- Treasurer
Dennis Ferretta	-Member at Large		
Owners attending	- Pat Young	- Mike Limuti	

Minute's approval:

Meeting Minutes for 2/18 & 4/8 were approved

Treasurers Report:

Report was made by the Secretary (a copy of the current status is available from the Treasurer) totals of each account, and some details of monies spent to date. Dennis reported on the late maintenance payments status & outstanding monies for tree trimming. (Note – all Owners should be aware that we have not been receiving maintenance for Unit 2-5 Dyer since May 2014)

ALL UNIT OWNERS: Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

Discussions:

Insurance: Citizens needs a new engineers report and we must get a Condominium operating license.

Fence repairs and painting: Specification was sent for re-Quoting of the project. Some quotes are still outstanding. Letters were written to inform those unit owners that they need to trim their plantings to accommodate the fence repairs. A letter for Hurricane trimming of unit's patio areas will be written. Discussions on the growth of the project were extensive.

Parking lot: Coating has been put on hold for the time being.

Unit 2-5 disrepair was discussed at length, and options to resolve. The bank is avoiding us.

Main Roofs: Status of coating quotes (Frank to follow up); More discussions on financing options for the Roofs replacement; Discuss the assessment for replacement with our attorney.

Sprinkler: Some areas are turning brown discussed, need to check timer.

Towing: On hold till fences are done.

Plumbing East building & covering west building pipes (Frank to get 2 more quotes and report next meeting)

Walkway Roof termites: Still need to pull down the fascia as soon as possible (Frank says we will take gutters & fascia down)

Decisions:

We purchased Dennis patio furniture for \$250 (paid)

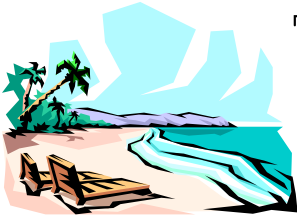
Estoppel letter: Motion to charge \$150 (or max allowed by State) for generating an Estoppel was passed.

A standard monthly meeting will be scheduled on the 1st Tuesday (7PM) after the 10th of the month was decided.

This meeting was adjourned at 8:07PM. This meeting was electronically recorded.

Submitted by,

Kerry L. "Rocky" Stone - 2016 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

Meeting took place on June 23, 2016 at 7:28pm Poolside.

Attendees:

Frank Bosela	-President	Rich Andres	-Vice President
Rocky Stone	- Secretary	Marilyn Mammano	- Treasurer
Dennis Ferretta	-Member at Large		
Owners attending	- Pat Young	- Mike Limuti	

Minute's approval:

No Meeting Minutes were approved

Treasurers Report:

Report was made by the Secretary (a copy of the current status is on file with the Secretary), notice was given that we do have a cash flow issue. Dennis reported on the late maintenance payments status & \$450 owed by Unit 2-2 for tree trimming. (Owners should be aware that we have not been receiving maintenance for Unit 2-5 Dyer since May 2014)

ALL UNIT OWNERS: Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

Discussions:

Unit 2-5 disrepair was discussed at length again, and options to resolve. The bank is still avoiding responsibility. Marilyn will contact Code enforcement to see if they can assist.

Main Roofs: Status of coating quotes (Frank to follow up); More discussions on financing options for the Roofs replacement; Need to discuss the assessment meeting with our attorney, set meeting.

Fence repairs and painting: The Quote from Handy Shmeni for this project was accepted and they have started repairs.

Discussions on the progress of the project were made. Painting is next, discussed notice to Vehicle owners.

Dock Space: Discussions on charging for reapplication after stopping payment for current space usage; research is needed.

Dennis will contact the current owner of

Unit 1-4 Sale: A contract has been accepted by the bank, paperwork is in process.

Parking lot: Coating is being scheduled around the Fence project. Discussed notice to Owners of schedule.

Towing: Signs will be removed (by Rich) and reinstalled after fences are painted and new company contracted.

East walkway Roof: Discussed using posts to test repair of beams standing water on roof. Still need to pull down the fascia as soon as possible (Frank says we will take gutters & fascia down)

Gutters: Some leakage was discovered, we should contact the gutter company

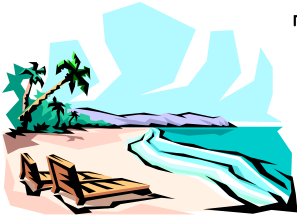
Decisions:

The standard monthly meeting will be rescheduled to the 1st Thursday (7PM) after the 10th of the month. Association will have a July 4th BBQ.

This meeting was adjourned at 8:15PM. This meeting was electronically recorded.

Submitted by,

Kerry L. "Rocky" Stone - 2016 Secretary



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A Townhouse Condominium
2016 Board of Directors Meeting Minutes
And Assessment Notice

This meeting took place at 7:02PM poolside on September 15th 2016.

Attendees:

Frank Bosela	- President	Rich Andres	- Vice President
Rocky Stone	- Secretary	Marilyn Mammano	- Treasurer
Dennis Farretta	- Member at Large		
Owners attending	- Pat Young	- Emily Zigler	- Kathy Malloy

THE PURPOSE OF THIS MEETING WAS TO CONSIDER AN ASSESSMENT FOR BAD DEBIT!

A motion was made to levy a special assessment to cover unanticipated bad debt resulting from Unit #2-5 owner's delinquency. This is a one-time assessment in the amount of \$6,300.00 which will be divided among all units in accordance with their pro-rata shares of the common expenses. The amount of the assessment per Unit will be \$315.00 and payment will be due on October 1st, 2016. This payment will be handled just like all other Maintenance fees; It will be due on the first and will be late after the tenth of October. If not paid in a timely manner, standard late charges and interest will apply.

The motion was seconded and unanimously approved by all Board members.

NOTICE: ATTENTION ALL ASSOCIATION MEMBERS

**AN ASSESSMENT IN THE AMOUNT OF \$315.00 FROM EACH UNIT
IS DUE ON **OCTOBER 1st 2016** AND WILL BE CONSIDERED
LATE AFTER OCTOBER 10th 2016.**

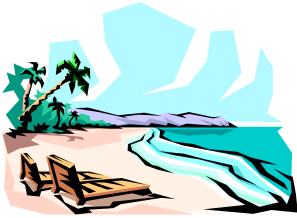
**NORMAL LATE FEES AND INTEREST FOR MAINTENANCE FEE'S
WILL APPLY!**

PLEASE PAY YOUR ASSESSMENT ON TIME!

This meeting was adjourned at 7:14PM. This meeting was electronically recorded!

Submitted by,

Kerry L. "Rocky" Stone - 2016 Secretary



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1501 South East 15th Street – Office

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A Townhouse Condominium

NOTICE:

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