

**Island Cove Condominium Association  
“Zoom”/Teleconference Board Meeting  
February 15, 2022, 4:30 P.M.**

**MINUTES**

**Attendees:** Carole Neubauer, President; Walter Stampley, Treasurer; Barb Park, Vice-President; Pat Moore, Secretary; Jennifer Vo, Manager, Clover Key Inc. Betsy and BJ VanArsdall (Unit 107A), Len and Patty Brown (305A) and Vicki Bates (Unit 205A) were also on the teleconference call.

**Call to Order (Carole Neubauer)**

Carole Neubauer called the meeting to order at 4:30 p.m. and announced that there is a quorum of Board members to have a meeting.

**Certification of Meeting Notice.**

Carole Neubauer certified that the Agenda was posted on the 343 and 333 bulletin boards 48 hours prior to the meeting, and a courtesy e-mail sent to all unit owners.

**Approval of Minutes from January 18, 2022 Board Meeting**

- Pat Moore made a motion, seconded by Barb Park, to approve the Minutes from the January 18, 2022, Board Meeting, as presented. The motion passed unanimously.

**Treasurer’s Report (Walter Stampley)**

Carole Neubauer announced that the January 31, 2022 financial report was not yet available and presentation and approval will be postponed until the March 15, 2022 Board meeting.

**Old Business**

**Rules & Regulations: Revision of Parking Section 4.2,G.**

Carole Neubauer reminded the attendees that a motion had been made at the January 18<sup>th</sup> Board meeting to revise the current Rules & Regulations to move the car wash area to free up two parking spots. Unit owners were notified of the proposed change.

Section 4.2, G of the Rules & Regulations would be removed in its entirety, and the following would be in its place:

“G. Car/Boat Wash Area. The car/boat wash area is at the North end of the complex in front of the three spots reserved for boat trailer parking. Residents washing cars/boats should not block garages 13 and 16-18. The car/boat wash area boundaries will be marked in yellow. The car/boat wash area is reserved for washing residents’ only cars/boats, and the hours are from 8 a.m. to 10 p.m.”

Carole Neubauer requested further feedback and discussion from the audience. No concerns were raised. A motion was made by Walt Stampley and seconded by Pat Moore to adopt the revision to Section 4.2, G of the Rules and Regulations. The motion passed unanimously. Carole Neubauer added that the two parking spots in the current car wash area, just north of Unit 109A, will be used full time for regular parking, and the new car wash area will be in front of the three parking spots reserved for boat/trailer parking. The car wash area will be marked in yellow boundaries. The sign from the current car wash area will be removed. Section 4.2, G of the current Rules & Regulations will be revised, and the newly revised Rules & Regulations will be posted on the Island Cove website and distributed to all unit owners and residents.

**Sauna.**

Carole Neubauer mentioned that the sauna had been restored to use on January 21, 2022. All unit owners were sent an e-mail with instructions for use and reminded to lock the door after use.

**Hot Tub.**

Carole Neubauer reported that the Hot Tub is fully functional, and the temperature adjusted so that it will not fluctuate during the colder nights. Carole Neubauer mentioned that Suttons Pools will be here on Wednesday or Thursday to address a minor problem.

**343 Elevator.**

Carole Neubauer reported that the new cab top was installed on the 343 elevator on February 8<sup>th</sup> & 9<sup>th</sup>. She thanked the unit owners for their cooperation while the elevator was out of service.

**Fire Safety.**

Carole Neubauer reported that ATP has reported that they are expecting to receive the shipment of wireless sounding devices on February 19<sup>th</sup> and that they are tentatively planning installation in March. Unit owners will be notified in advance of the exact installation date. Vicki Bates inquired how long ATP will be inside the units when they are installing the devices. Jennifer Vo will check with Nick Gray of ATP who is in charge of the installation.

Carole Neubauer reported that a request for proposal for monitoring all our fire safety equipment was sought from ATP. Since ATP will be installing our new Fire Alarm Control Panel and interior wireless sounding devices, it seemed prudent that ATP monitor this new equipment. Carole Neubauer and Jennifer Vo of Clover Key are reviewing this proposal and comparing it with contracts we have in place with ADS Security and Patriot Fire. A recommendation will be made to the Board at a future meeting.

**Roofs.**

Carole Neubauer reported that a roof leak in Unit 402A had been repaired by Advanced Roof Technology for \$1,550.

Carole Neubauer also reported that Jennifer Vo, on behalf of the Board, had sought 343 roof replacement proposals from three companies. The proposals have been received and will be forwarded to Walt Stampley for his review and to Vicki Bates. Carole Neubauer asked Walt Stampley to review the costs as they relate to our current reserve analysis and for future budget planning.

**New Business**

**Annual Unit Owners' Meeting.** Carole Neubauer mentioned that the Annual Unit Owners' meeting will be held on Tuesday, April 19, 2022, at 6:00 p.m. A Board Reorganization meeting will follow the Unit Owners' Meeting. Details about the meetings will be distributed on February 18<sup>th</sup> to all unit owners by Clover Key Inc. which will include the First Notice of the Annual Meeting and a Notice of Intent to serve on the Board.

**343 Kitchen Drains.**

Carole Neubauer reported that a serious clog in the main drain servicing Unit 104A had developed. Roto-Rooter cleaned out the main drain servicing that stack and recommended that Pipe Shield be put down all 343 kitchen drains to remove grease and other gunk from the main drain. Mike Park will be preparing the solutions and delivering them to each unit owner with instructions between February 21 and March 2<sup>nd</sup>.

**Clover Key, Inc.**

Jennifer Vo mentioned that two work orders have been reported through AppFolio. These work orders have been forwarded to Carole Neubauer for her review. Walter Stampley has been consulted about one of the work orders and has advised that Steve Witt should be involved in determining the scope of the problem and making the necessary repairs. Jennifer reported that all work orders go through the Board for review and processing direction as they have been in the past.

**Director Reports No Reports**

**Carole Neubauer – President**

- Units for Sale. Unit 202A has been sold and is expected to close on March 11th.
- Parking Workshop. Carole Neubauer mentioned that she is looking for volunteers to develop some solutions to the serious parking problem in the 343 area of Island Cove. Anyone who is interested in attending the workshop should contact Carole Neubauer by e-mail at [neubauc@hotmail.com](mailto:neubauc@hotmail.com) or send a text to 321-783-9099.

**Unit Owner Comments**

Len Brown (305A) inquired if the Board has thought about how Island Cove will handle the likely need for charging electric vehicles in the future. Carole Neubauer mentioned that there is some discussion on the internet about how other condominiums have handled this. Jennifer Vo mentioned that some local condos have approved the charging stations at the owners’ expense. Walt Stampley mentioned that the 343 garages only provide 15 amp service and that this would be inadequate for charging electric cars. Walt suggested that a separate power feed might have to be brought to the complex by FPL to power charging stations placed in key locations. He stressed that this is a complex issue and likely expensive to implement. Carole Neubauer and Jennifer Vo will continue to research this issue.

The meeting was adjourned at 4:55 p.m.

Respectfully submitted,

Pat Moore, Secretary

Approved on: \_\_\_\_\_