

**Island Cove Condominium Association
“Zoom” Board Meeting
February 16, 2021, 4:30 p.m.**

MINUTES

Attendees: Carole Neubauer, President; Walter Stampley, Treasurer; Barb Park, Vice-President; Pat Moore, Secretary; Bob Lloyd, Director.

Call to Order (Carole Neubauer)

Carole Neubauer called the meeting to order at 4:35 p.m. and announced that there is a quorum of Board members present to have a meeting.

Approval of Minutes from January 19, 2021 Board Meeting

- A Motion was made by Bob Lloyd and seconded by Pat Moore to approve the January 19, 2021 Board Minutes, as presented. The motion passed unanimously.

Treasurer’s Report (Walter Stampley)

- Walter Stampley reported the following balances as of the January 31, 2021 Financial Report.

Line Item	As of January 31, 2021
Operating Account	\$ 53,983.66
Reserves Account	\$374,734.25
Total Operating/Reserves Account	\$428,717.91
Total Income	\$ 26,600.25
Total Expenses	\$ 27,212.93
Net Income	\$ -612.68

- A Motion was made by Pat Moore and seconded by Bob Lloyd to approve the January 31, 2021 Financial Report, as presented. The motion passed unanimously.

Old Business

- **Spectrum Cable TV & Internet Activation.** Carole Neubauer reported that the new Spectrum contract for bundling Cable TV & Internet services went into effect around January 26th. All residents should have received written information about obtaining their new equipment and returning their old equipment. Many residents have expressed how pleased they are with this new program and their monthly savings. Carole reminded all residents that if they have not yet activated the new program, they should call Spectrum and ask for the Bulk Billing Department.
- **Annual Meeting April 20, 2021.** Carole Neubauer reminded unit owners that the Annual Unit Owners’ Meeting will be held on Tuesday, April 20, 2021 via “Zoom” at 6:00 p.m. The First Notice of the Annual Meeting will be e-mailed and distributed to all unit owners on February 19, 2021, 60 days prior to the Annual Meeting. The packet of information will include a Notice of Intent to serve on the Board for 1 year which must be received no later than March 11th. Carole again urged all unit owners to think about serving on the Board. The Second Notice of the meeting, including the Agenda and a

Limited Proxy for voting, will be distributed to all unit owners on April 6th, two weeks prior to the meeting.

New Business

- **Annual 343 Fire Sprinkler Inspection.** Carole Neubauer announced that ADS Security will be conducting their annual interior fire sprinkler inspection on Friday, February 19th, starting with Unit 407A at 9:30 a.m. Interior fire sprinklers in all units in building 343 will be inspected. Carole Neubauer and Walter Stampley will be accompanying the technicians. A detailed notice about this inspection was e-mailed to all residents. Carole Neubauer asked that residents notify her if they do not plan to be home for the inspection.
- **Annual Brevard County Fire Inspection.** Carole Neubauer announced that the annual Brevard County Fire Inspection will take place on Monday, February 22nd, starting at 2:00 p.m. This inspection will not require access to any 343 units or garages.
- **Roof Repair Unit 402A.** In early February, Martin Roofing repaired a roof leak in the northwest corner of Unit 402A. During the most recent heavy rains, the leak has returned in the same area in Unit 402A. In addition, leaks have been reported in Units 403A, 404A and 406A. The repairs in 3 of the 4 units may be covered under warranty. Carole Neubauer reminded residents in the 343 and 333 buildings to check for roof leaks after heavy rainstorms and to contact her if they have a leak.

BJ VanArsdall (107A) inquired if any leaks have occurred in lower floors because of the 4th floor roof leaks. Carole Neubauer responded that the current roof leaks are primarily in the storage closets in the enclosed porches, but there have been no problems presently on the lower floors related to these leaks. In the past, in rare cases, some unit owners on lower floors had evidence of leaking in their storage closets, but that presently no leaks have been reported.

- **Soffit Repair.** Walter Stampley reported that he received a bid from All Florida Gutters to replace damaged soffits on the 343 building. Martin Roofing will also be submitting a bid for this repair. The work will be scheduled as soon as possible.

Director Reports

Walter Stampley – Treasurer.

- **Sprinklers.**
 1. **Zones.** Walt Stampley reported that all the sprinkler zones have been checked and adjusted. We now have good water pressure in zones 1 and 2 in building 343.
 2. **Valves.** Walt Stampley reported that he and Steve Witt have been finding and documenting the location of the sprinkler valves. Building 343: 11 of 16 have been found. The “missing” 5 are north and northwest of Unit 108A. Building 333: 12 of 16 have been found. Steve is still working to locate the valves, and diagrams and sketches will be made for our records.
- **Drainage Pipes, 343 & 333.** Walt Stampley reported that 20-foot downspout extensions were installed underground and sloped downward so that the water flow discharge would be taken away from the foundations of the buildings. Pop-Ups were installed at the end of the extensions, but the recent deluge of rain proved that this type of system is not satisfactory. The Pop-Ups will be returned to Lowe’s for a refund and a bigger box will

be installed so that there is no restriction of waterflow at the discharge area. Some of the pipes will be extended an additional few feet.

Walt Stampley mentioned that 2 unit owners in building 343 had reported that their gutters/downspouts were clogged. The roofers will check these gutters/downspouts when they come to repair the roof leaks on the 4th floor.

Walt Stampley reported that the drain extensions installed at Unit 109A by All Florida Gutters were not sloped enough, so they will be coming back to correct the deficiency.

- **Landscaping.** Walt Stampley mentioned that 9 Jasmine Minimus plants were planted along the 109B side of the 343-333 sidewalk. Monies refunded to the condo from Rockledge Gardens were used to purchase the plants.
- **Painting.** Walt Stampley reported that Mike Park has painted the 4th floor breezeway floor with high quality deck paint to which aluminum oxide had been added to lessen the chance of slipping when moist. Walt Stampley mentioned that Tim Howell (401A), Mary Bobbitt (405A) and Sandy & Bob Lloyd (407A) had participated in testing paint strips before the final product was selected. Walt added that, due to moisture concerns, Mike could only complete painting the 4th breezeway floor and the 4th floor stairwell landing.

Betsy VanArsdall (107A) inquired if all the breezeway floors were going to be painted. Walt Stampley responded that all the floors will be painted as well as the north and south stairwells. As there have been some reports of slipping in the North stairwell, it's critical that this area be painted as soon as possible. Betsy mentioned that the sprinklers from the flower beds in front of the north Building 343 spray onto parts of the 1st floor breezeway.

Mike Park mentioned that he had adjusted the sprinklers in that area but that the bushes were not getting enough water. Mike Park and Walt Stampley will adjust the sprinklers again to make sure the floor is not being sprayed with water.

Bob Lloyd – Director.

- **Tree Trimming.** Bob Lloyd reported that Chuck's Landscaping trimmed the palm trees on February 4th for \$946. Bob has received a bid for \$900 from Rusty Branch to trim the big oak tree on the riverside (\$800) of the 343 building and the oak tree near the entry gate (\$100). Rusty has scheduled the oak tree trimming for Friday, February 19th, weather permitting.

Pat Moore – Secretary

Trash & Recycling. No report.

Barb Park – Vice President – No report

Carole Neubauer – President

- **Covid-19 Vaccine Sites.** Carole Neubauer mentioned that there are several places where vaccine is being given to those who are currently eligible. In addition to several Publix locations, vaccine will soon be available at Walmart, Sam's Club, and Winn Dixie. The

State of Florida also maintains a website, myvaccine.fl.gov, where you can register. You will be called, and your appointment scheduled at the county department of health. You can also call 866-201-5420 to register with the State of Florida if you do not have access to a computer. The websites where vaccinations can be scheduled are as follows:

1. www.publix.com/covidvaccine
2. www.samsclub.com/covid
3. www.walmart.com/COVIDvaccine
4. www.winndixie.com/pharmacy/covid-vaccine
5. <https://myvaccine.fl.gov>.

- **Committee Members Needed.** Carole Neubauer reported that we are still looking for more volunteers to serve on our Clubhouse/Pool and Parking committees. Please contact Carole if you'd be willing to serve on either of these committees.
- **343 Lobby/Stairwell Doors.** Carole Neubauer reminded residents to be vigilant about keeping the 343 lobby door and north and south stairwell doors closed and locked. We continue to have some trespassers on the property and it's important that our security measures be in place. The Sheriff has promised to patrol both Merritt Avenue and Trail's End frequently.
- **343 Building High Water Usage.** Carole Neubauer reported that there has been high water usage in Building 343 for several months, and that there does not seem to be a problem with the water meter. She asked that residents again check their faucets and toilets for any leaks.

Unit Owners' Comments

Sandy Lloyd (407A) requested that the North stairwell be painted as soon as possible as it is slippery. Walt Stampley confirmed that the 1st floor breezeway will be painted and then the North stairwell.

Carole Neubauer thanked the unit owners for attending the Zoom meeting and for their continued support.

The meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Pat Moore, Secretary

Approved on: _____