

**Island Cove Condominium Association
Board Meeting at the Clubhouse
Tuesday, June 21, 2022, at 5:00 p.m.**

Minutes

Call to Order: Lindsey called the meeting to order at 5:01 PM.

Establish Quorum: President Tony Lauretta, Vice President Calvin (Cal) Burch, Treasurer Steven Goodlive Secretary Vicki Huet (Bates), and Director at Large Jim Fordham were present. A quorum of the Board was established. Manager Lindsey Wilson was present along with 14 owners present.

Certified Notice: Lindsey confirmed notice was posted 48 hours prior to the meeting.

Approval of May 23, 2022 Board Meeting Minutes - Lindsey requests a motion to approve the May 23, 2022, minutes with Vicki Bates edits as presented. Jim Fordham motioned to approve the prior minutes, and Cal Birch seconded. All present voted in favor, and the motion passed.

Treasurer's Report – Lindsey reported as of May 31, 2022

Operating Account:	\$	104,073.07
Reserve Account:	\$	220,099.19
Total	\$	324,172.26

All owners are paid in full, with no late units. Lindsey reported that the association is over budget as of the end of May, but as the year goes on, expenses will level out. Vicki added that there are no over-budget accounts that are concerning.

Old Business

ATP Fire Safety Update Status – Cal reported that the contract with ADS has been terminated, and ATP has come on to take their place. ATP has corrected all known deficiencies and cold violation noted in the BCFD May, 2022 inspection. The BCFD June 2, 2022 cleared the Association of all previously reported code violations. The association completed and passed the ATP and fire marshal inspections. The association has gotten everything up to code. The annual alarm and elevator tests have been completed. The date is still pending for the alarm sounder installation; ATP has provided no date. Tony added that the generator was also certified. The generator will run the elevators, emergency lights, and garage doors in case of a power outage.

Roof Update – A material deposit has been paid, and the material is on order. Tony met with Steve from Advance Roof Technology yesterday to sign the notice of commencement. Tony has another meeting with Steve this coming Thursday to discuss the possible start this following Monday, July 27. They have agreed it will be best to start stripping the roof of building 333 and adding the double underlayment. Tony says the reason for the quick start is to avoid any more roof leak repairs in building 333. He believes getting this building completed first will help prevent unnecessary repair costs during the rainy season. The association will receive a notification after the start date is finalized.

New Business

Pool & Clubhouse – Cal thoroughly reviewed the pool and recommended four minor locations he felt needed to be repaired. He contacted Jeff Stanton, who has been in the business long term. Jeff inspected the pool and said he would be able to patch the spots in the fiberglass for approximately \$150-\$200 while the pool stays filled. Green Turtle is another pool repair company that quoted \$900. This minor repair will add a few more years of life to the pool.

Tony reported that autofill is also being added to the spa, so it should start filling itself. Faucets have been replaced in the bathrooms, and the outdoor shower is fixed to code.

Gym – Vicki reported that the office next to the clubhouse has gone unused, and the space could be used as a workout area. The association would purchase no equipment. Vicki is looking for any homeowners interested in donating equipment or wanting to help clean the area to get it ready. An old desk needs to be removed, and the

blinds need to be upgraded. The room is airconditioned and has a window. The association is looking to improve amenities on the property, which could be a minor job for a nice addition.

Security – Cal reported that a company had been recommended to the Board, RC Communications, to install some security cameras around the property. A rough estimate of \$450-650/camera has been discussed. In the end, the Board is looking to have 12 cameras installed but only plans to do a few at once. The Board reminds homeowners not to approach suspicious people on the property if they feel uncomfortable and to call 911 if they believe they see a trespasser.

Director Reports – Jim reported that the 30-year-old sprinkler/irrigation system is fully functioning. The sprinklers took some repairing; the wells reports returned good. A little work at the 333 building is still in progress, but all are functioning. Jim looked into an irrigation vendor, and the costs were very high. Jim reports smoking in the breezeways and common areas. A homeowner also stated she believes someone has been smoking in the elevator. It is against the fire code to smoke on the breezeways and buildings. Smoking is permitted on the property but outside buildings and common areas. Homeowners are responsible for having their guests and vendors abide by the rules. Betsy Van Arsdall presented a Thank You gift to Jim for his constant hard work around the property.

Management Report – Lindsey reminded owners that all renovation/construction work must not be dumped in the dumpster or recycle area. The contractor or owner must make arrangements for waste to be hauled away. For example, this week, two beds and one slider door will be picked up by Waste Management, and it is an additional cost to the association for bulk pick up. If there is trash outside the bin, notify management so a special pickup can be scheduled, or else Waste Management will leave additional trash behind. A reminder that the special assessment is due August 1, 2022. Please make checks payable to Island Cove. Lindsey also announced that a tenant is moving into 306A this week.

Unit Owners' Comments

A homeowner asked about the placement of parking stickers on vehicles. Stickers are required to be fixed to the back window of every car. There are a few vehicles were brought to attention that has misplaced stickers. Vicki will provide an additional sticker to those homeowners so a new one can be placed appropriately.

Lynne Brown asked the Board if they could consider reducing the cost of COA dues next year because of the sudden Special Assessment. The Board said it is something they will look into, but with current inflation, it is a goal to at least keep costs the same. Lynn Brown reflected HOA vs COA fees.

A few homeowners commented on cobwebs being left along the walkways, and trash is only being blown away, not picked up, by the cleaning company. Tony said he would speak with them, but he has noticed that other important areas are being kept up. The community is dependent on everyone to help with upkeep.

A homeowner asked if a list of To-Do's could be shared with the members. Hopefully, more people can see happenings and help volunteer time where they can. Jim said that idea had crossed his mind, and he will work on it.

A homeowner asked about required notices for interior renovations, and Jim replied that a procedure is in the rules & regulations. It is always a courtesy to let the Board and management know if vendors will be on-site, even for a minor job.

Next Board Meeting Date/Time: July 19, 2022 at 5:00pm.

Adjournment: Vicki motioned to adjourn the meeting at 6:03PM, and Jim second. All voted in favor and the meeting adjourned.

**Respectfully submitted,
Lindsey Wilson, CAM#57168
Clover Key, Inc.
Manager**