

**Island Cove Condominium Association
“Zoom” Board Meeting
July 13, 2021, 4:30 p.m.**

MINUTES

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

Call to Order (Carole Neubauer)

Carole Neubauer called the meeting to order at 4:32 p.m. and announced that there is a quorum of Board members present to have a meeting.

Approval of Minutes (Carole Neubauer)

A motion was made by Pat Moore and seconded by Barb Park to approve the minutes of the May 18, 2021 Board meeting as presented. The motion passed unanimously.

Treasurer’s Report (Carole Neubauer for Walter Stampley)

- **Carole Neubauer reported the following balances as of May 31, 2021 and June 30, 2021.**

Line Item	As of May 31, 2021	As of June 30, 2021
Operating Account	\$ 53,228.88	\$ 57,609.40
Reserve Accounts	\$ 408,606.91	\$ 419,006.97
Total Operating/Reserve Accounts	\$ 461,835.79	\$ 478,616.37
Total YTD Income	\$ 137,201.47	\$ 163,801.64
Total YTD Expenses	\$ 136,594.76	\$ 159,517.21
Net YTD Income (Loss)	\$ 606.71	\$ 4,284.43

A motion was made by Barb Park and seconded by Pat Moore to accept the financial reports of May 31, 2021 and June 30, 2021 as presented. The motion passed unanimously.

- **Space Coast Credit Union CD Maturing.** Carole Neubauer reported that the Space Coast Credit Union CD which has a current balance of \$142,676.44 will be maturing on July 31, 2021. Carole recommended that the Board roll over the CD for another year. The interest rate being offered at Space Coast Credit Union is about .50% which is a good rate in the current market. Pat Moore made a motion, seconded by Barb Park, to roll over for another year the CD at Space Coast Credit Union with a present balance of \$142,676.44. The motion passed unanimously.

Old Business

- **Front Gate/Lowe's Delivery Truck.** Carole Neubauer reported that she is pursuing the damage claim for \$970 with Lowe's insurance company. XPO Logistics. Lowe's has been cooperative, but the insurance company has not been responsive.
- **Drainage culverts outside entry/exit gate.** The Brevard County Road Dept., Merritt Island branch, has marked the culverts that need to be dug out. They are expecting to complete the project in the next couple of weeks.
- **Fire Safety.**
 - **Quarterly Inspections.** Carole Neubauer reported that ADS Security completed the annual inspection of the fire alarms and the quarterly inspection of the fire sprinkler systems. A pull-down station on the 4th floor will have to be replaced. Carole Neubauer has contacted ADS Security for a proposal to replace the station.
 - **Fire Alarm Control Panel code upgrades.** Carole Neubauer reported that she and Walt Stampley have been in touch with the Fire Inspector, ADS Security, and ATP Alarms. We are awaiting a response to our question about what interior devices, per the current Fire Code, are required to be installed inside the 343 units to bring the fire monitoring system up to code. Once that question has been answered, proposals from ADS Security and ATP Alarms will be analyzed and information presented to the Board.
- **Martin Roofing Repairs**
 - **Roof Repairs.** Carole Neubauer reported that there were some very heavy rains and wind during May and June and that there were several roof leaks. Martin Roofing has completed most of the repairs. The following roof repairs have been completed: 407A (\$1,665); 203A chimney flue (\$1,480); 103B (\$1597.50); 101B (\$1,624); 108B (\$1,397.93); 102B (on schedule for repair); 202B garage soffit (N/C).

New Business

- **Dock Repair.** Carole Neubauer reported for Walter Stampley that Mike Park installed handrails on either side of the dock steps. And we've taken several proactive measures to increase the life of the dock. Mike replaced several boards. He also wire-brushed rusting bolts, primed them with Ospho and primer, and painted them with Rustoleum.
- **Bulkhead Southwest Corner.** Carole Neubauer reported for Walter Stampley that the bulkhead in the southwest corner of the property adjacent to the sea wall is in disrepair and needs repair. Tony Laurretta (Unit 109A) and Mike Park have met, and Tony is drawing up a plan for the repair. Carole Neubauer thanked Tony Laurretta for overseeing this project.
- **Units 105A/205A.** Carole Neubauer reported for Walter Stampley that Jim Thompson (Unit 105A) had expressed concern about the 3 drainpipes and 1 possible air conditioning drainpipe that are evident on the riverside of the building between his unit and unit 205A. Jim also mentioned there is a hairline crack at the north end of the 205A porch enclosure. We are addressing all his concerns and we will report back to the Board when our analysis has been completed.

Director Reports

Walter Stampley – Treasurer

- **Heat Pump Repair.** Carole Neubauer reported the Heat Pump was leaking at the water pressure sensing line. The heat pump is still under warranty. Aquacal was contacted and replaced the barb fitting for \$225.
- **Pool Leak.** Carole Neubauer reported for Walt Stampley that there was a pinhole leak in the pool in the chlorine mixer. Walt purchased the part for \$23.53 from Suttons Pools and Mike Park replaced it.
- **Sprinklers.** Carole Neubauer reported that all the sprinklers have been checked and are working.
- **Landscaping.** Carole Neubauer reported the following for Walt Stampley:
 - **Unit 108A.** Landscaping work has been completed outside of Unit 108A. All drainage issues were solved. Overgrown plants were removed or trimmed, and a tree was trimmed. Additional dirt and mulch were added to the plant beds. St. Augustine Citra Blue grass plugs were planted, and they are growing nicely.
 - **Unit 109A.** All drainage issues have been solved. We are trying to plant grass in the low-light areas. If the grass doesn't grow, we will put rock down in the area.

Bob Lloyd – Director (by Carole Neubauer)

Carole Neubauer reported that she has been overseeing maintenance and janitorial services while Bob was away. Carole thanked Walt Stampley for his help in identifying areas that need attention. Mike Park has been continuing paint projects in Building 343 and the pool area. He's assisting Walt with sprinkler, landscaping and drainage projects as needed. He completed the dock handrails and repair under Walt's direction.

Pat Moore – Secretary,

- **Trash & Recycling.** Unit owners were reminded that they should contact Carole Neubauer or Pat Moore if they leave any bulk items for special pickup in the 343 recycling area. Waste Management has been having some continuing issues servicing our recycling needs, but that seems to have improved. Unit owners were thanked for their cooperation while we work out these problems with Waste Management.

Barb Park – Vice President – no report

Carole Neubauer – President

- **Janitorial Services.** Carole Neubauer mentioned that Mike Park will be out of town from July 21 until August 6th having extensive dental surgery. We are asking unit owners to help during this time and sweep the breezeway areas outside of their front doors. The lobby floor and the elevator floor may need some cleaning as well. Carole asked that unit owners and residents contact her if they'd be willing to help during Mike's absence or know of someone we can contact who we could hire on a temporary basis.

- **Covid 19 update.** Carole Neubauer reported that the Emergency Order issued by the State of Florida expired on June 26th, and CDC guidelines have relaxed some restrictions. .The number of cases of the Delta variant are quite high in Brevard County. Island Cove will continue to have the same Covid-19 protective measures in place. The north and south white security gates will remain open during the day but closed at night. Unit owners and residents are still requested to exercise social distancing when at the pool and clubhouse.
- **Hurricane/Tropical Storm Preparedness.** Carole Neubauer mentioned that information about Hurricane Preparedness was e-mailed to all unit owners and residents. She reminded unit owners that whether a storm is a Hurricane or a Tropical Storm, certain protective measures will be taken ahead of the storm. This might include storing pool furniture in the Clubhouse. The use of the Clubhouse for emergency measure might affect Clubhouse reservations. Affected unit owners will be contacted immediately if there is an issue with a pending storm.
- **Trespassing.** There are still a few incidents of trespassing on our property, particularly from the Merritt Avenue extension. Unit owners and residents are urged to contact the Sheriff through their non-emergency number, 321-454-6652, to report trespassers or other suspicious activity.
- **Unit 303A for sale.** Carole Neubauer mentioned that was recently listed. There's a pending sale on the unit and the projected closing date is August 11th.

Unit Owners' Comments – None.

Adjournment

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Pat Moore, Secretary

Approved on _____