

**Island Cove Condominium Association Board Meeting**

**August 23, 2022, 5:00 p.m.**

**Clubhouse**

**MINUTES**

**Call to Order:** Secretary Vicki Bates called the meeting to order at 5:05 PM.

**Establish Quorum:** Vice President Calvin (Cal) Burch, Treasurer Steven Goodlive Secretary Vicki Huet (Bates), and Director at Large Jim Fordham were present. President Tony Laretta was absent. A quorum of the Board was established. Manager Jennifer Vo was present along with 17 owners present.

**Certified Notice:** Vicki certified the agenda was posted 48 hours in advance and Jennifer sent out courtesy e-mail.

**Approval of Board prior Meeting Minutes August 5, 2022:** Vicki motioned to approve the August 5, 2022 meeting minutes and Cal seconded. All present voted in favor.

**Treasurer's Report:** Jennifer reported - July 2022 Financial Report

Operating Account:	\$	841,663.91
Reserve Account:	\$	253,379.39
Total	\$	1,095,043.30

Jennifer reported all homeowners to date has paid their monthly dues. There are only two homeowners still owes for the special assessment and are on a payment plan.

**Status of funds returned to Reserves borrowed** – Steve confirmed the Board has received special assessment dues although some is due from the two homeowners, the Board will reimburse the reserves once the project is completed.

**Old Business**

- **Status of Special Assessments:** Vicki confirmed there are two remaining homeowners, one has paid partially and the other one is getting it financed. Certified letters have gone out to the two homeowners. The Board is aware of their current payment situation. Collected \$1,242,363. Still Due \$56,829. Refund overpayment \$222.
- **Latest status of barrel tile completion:** Cal reviewed the roofing company is still working through for the next few months.
- **Plan to complete painting & water stains inside units affected by new roof:** Cal reviewed once the roofing project is completed during the final punch list, we will have the roofers address any repairs and touchups needed.
- **Status of Tree Trimming:** Cal reviewed most of the tree trimming has been completed. Many owners stated it looks great and helped greatly with parking and driving.

**Any old business from the time of posting**

**New Business**

- **Florida Statue 718.113(b) electric charging stations for electric cars in owner's garages at owner's expense** – Cal reviewed the state has provided guidance for EV charging stations and the associations allows the homeowner requesting to install at their expense in their garage. Cal reviewed the need to add rules and regulations for electric vehicles and Jennifer will provide the Board with the update wording for rules and procedures.

- **New Special Required Studies & Inspections:** The Board discussed and reviewed the proposals and the new laws. Vicki requested to form a committee to review documents and provide recommendations to the board by the next few months.
  - **Reserve Study**
  - **Structural Inspection/Study**
  - **Milestone Inspection**
  - **Form New Committee to research companies to provide & report recommendations back to the Board over next few months.**
- **Hurricane preparedness Committee – Floor Captains:** Vicki request volunteers for hurricane preparedness committee.
- **Possible sale of Garage 15 to an owner to earn funds for new inspections/studies:** Vicki reported the Association will be selling Garage 15 later this year in hopes to pay for reserve studies, structural inspections, and milestone inspections.
  - **Must be cleaned out**
  - **Drawing for anyone interested in purchasing with cash**
- **Leaving Front Door of 343 open – volunteers to sweep the lobby floor daily:** Vicki request all owners to close the doors and for volunteers to sweep the lobby floor.
- **Parking in front of 343 building for seniors only?** Cal discussed purchasing the new parking signs as the old signs are faded. The Board reminded owners to have vendors park in the vendors parking.
- **Thanks for refreshing Clubhouse, Workout Area, Bathrooms & sidewalks:** Cal and Vicki reviewed all updates, cleaning, and thanked many owners for volunteering in keeping the community beautiful.

#### **Any new business from the time of posting**

#### **Director Reports**

Vicki presented the request from Barbara Park #208 to pay to have ART install a 3rd skylight in her unit. Read the attached request. Steve moved to accept, and Cal seconded. All present voted in favor and the request was passed.

Cal reported the pool is an item on the Boards mind, but the funding and project will be accessed in detail after the roofing project and the structural inspection of the clubhouse and pool area.

#### **Unit Owners' Comments**

An owner asked about power washing of the stairwells. Owners volunteered to power wash to save the association funds.

An owner asked about the cleanliness around the sidewalk. The Board agreed that the Banana Tree is dying. The audience agree the removal of the tree would be best and the Holly Tree needs to be trimmed.

An owner asked to remove a dead Berry Tree out front and all nearby agreed that the homeowner would pay for a small palm tree.

An owner reminded owners can pull yard debris on trails end and contact Waste Management for yard pick up.

**Adjournment:** Cal adjourned the meeting at 5:58 PM and Vicki seconded. All voted in favor and the meeting was adjourned.

Respectfully submitted,  
 Jennifer Vo  
 President, Clover Key  
 CAM #50768