

Island Cove Condominium Association
“Zoom” Board Meeting
Sept. 21, 2021, 4:30 p.m.

MINUTES

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

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 present to have a meeting.

Approval of Minutes (Carole Neubauer)

A motion was made by Barb Park and seconded by Walter Stampley to approve as presented the minutes of the July 13, 2021 Board meeting, and the Special Board Meetings held August 17, 2021 and August 31, 2021. The motion passed unanimously.

Treasurer’s Report (Walter Stampley)

- Walt Stampley reported the following balances as of July 31, 2021 and August 31, 2021.

Line Item	As of July 31, 2021	As of August 31, 2021
Operating Account	\$ 56,031.11	\$ 46,095.85
Reserve Accounts	\$ 429,681.68	\$ 411,089.01
Total Operating/Reserve Accounts	\$ 485,712.79	\$ 457,184.86
Total YTD Income	\$ 190,401.79	\$ 217,001.81
Total YTD Expenses	\$ 189,384.02	\$ 216,571.42
Net YTD Income (Loss)	\$ 1,017.77	\$ 430.39

A motion was made by Walter Stampley and seconded by Barb Park to accept the financial reports of July 31st and August 31st as presented. The motion passed unanimously.

Walt Stampley reported that he has begun the 2022 budget preparations and will be holding meetings with the Budget Committee in early October. The proposed budget for 2022 will be presented at the October 19, 2021 Board meeting and, if approved, will be distributed to all unit owners for their information and review. The 2022 budget will be adopted by the Board at the November 16, 2021 Board meeting.

Old Business

- Front Gate/Lowe’s Delivery Truck. Carole Neubauer reported that she received a check for \$970 from XPO Logistics in full settlement of the cost of replacing the gate post that was damaged by a Lowe’s delivery truck on February 28th.
- Drainage culverts outside entry/exit gate. The Brevard County Road Dept., Merritt Island branch, contacted Carole Neubauer last Friday. They hope to schedule the project in October. They apologized for the delay as they are severely under-staffed.
- Fire Safety.

- ADS Quarterly Inspections. Carole Neubauer reported that ADS Security completed the quarterly inspection of the fire suppression pump. They found a small area of the pump that needs to be sanded and painted. Mike Park is working on that repair.
- ADS Security repaired the 4th floor water flow tamper switch in the Fire Alarm Control Panel.
- ATP has been hired to install interior sounding devices in all 343 units as mandated by the 2016 fire code. Residents will be given ample notification when the installation has been scheduled. The total cost of the project is \$55,802 and will be paid for from existing reserve funds.
- Martin Roofing Repairs. Carole Neubauer reported that Unit 101B was repaired at no charge since it was under warranty. Unit 104B was also repaired but the invoice has not yet been received. Several leaks were reported today from the heavy rains, and Martin Roofing will be contacted with a list of the units and pictures so that repair can be scheduled.

Sandy Lloyd mentioned that we keep paying to have the roofs repaired and asked when we can expect to have the roofs replaced. Walter Stampley responded that we currently have \$13,992 in this year's operating budget to repair roofs which we have exceeded, and we have a little over \$100,000 in reserves for replacing roofs. He added that once the Budget Committee meets and reviews all the options and costs for repairing and replacing the roofs, we will be in a better position to discuss numbers and will do so at the budget presentation at the October 19th Board meeting. He pointed out that we basically have two choices: 1) pay a large special assessment to replace the roofs as the cost will be far more than \$100,000, or 2) replace the roofs in sections using roof reserves monies that we have. Replacing roof sections, though, is only feasible in the 333 area. Carole Neubauer added that the roof repairs are paid for with funds from the operating account, and roof reserves are only used for roof replacement.

Betsy VanArsdall mentioned that she feels its imperative that we replace the roofs.

Pat Moore asked if we have to replace the roofs with barrel tile. Walt Stampley responded that we can replace the roof with another product, such as metal. He stressed that the Budget Committee will be looking at all available options and choices.

New Business

- Anchor Painting has been hired to paint the riverside of Building 343. Residents will be informed when it has been scheduled. The entire cost of the paint project will be paid for from paint reserves.
- Drain Fields Building 343. Units 101A and 102A had severe water intrusion due to a clogged drain that services the 101 and 102 "stacks" in building 343. The clean-out pipe was unclogged, new stone laid and the drainpipe+ extended. The remaining clean-out drains and drain fields will be identified and inspected to make sure they are in working order. All residents were reminded to pour cleaning vinegar or bleach into their AC drains once a month to keep the drain fields from clogging.
- New Keypad, 343 Elevator. Gate Technologies installed a new electronic security keypad on the 1st floor. The original keypad was over 30 years old and had stopped working.
- Front Entry/Exit Gate. Gate Technologies installed new aluminum tracks at the entry and exit gates. The original steel tracks had disintegrated.

Director Reports

Walter Stampley – Treasurer

- Heat Pump Repair. Walter Neubauer reported the Heat Pump was leaking profusely. Aquacal replaced the heat exchanger free of charge. The heat pump is still under warranty

Pat Moore – Secretary,

Barb Park – Vice President – no report

Carole Neubauer – President

- Vacancy on Board. Carole Neubauer reminded unit owners that there is currently a vacancy on the Board due to Bob Lloyd's resignation. Anyone interested in serving on the Board to fill the vacancy until mid-April should contact Carole Neubauer.
- Unit 303A sold. Carole Neubauer welcomed Marie & Lynn Brown to Island Cove. They recently purchased Unit 303A.
- Janitorial/Maintenance Services. Carole Neubauer mentioned that Mike Park hasn't been able to work his regular schedule due to extensive dental work and illness. Carole thanked Betsy and BJ VanArsdall and Len and Patty Brown for their help with cleaning on those days when Mike was not able to work.

Mike is working back into a regular schedule. He recently installed wood borders adjacent to the new front gate tracks to protect them from plant encroachment and dirt and debris. He has also completed some minor paint projects, stucco repair and is working on sanding and painting the control pipe on the fire suppression pump.

- Trash & Recycling. Carole Neubauer reported that there are now 5 recycling bins in the 343 recycling area. She reminded residents to break down any cardboard and not to put any plastic bags in the bins. Carole also reminded everyone that bulk items left for special pickup should not be placed on the concrete slab and that Pat Moore or Carole Neubauer should be notified about specific items have been left for pickup so that arrangements can be made for a special pickup.
- Covid 19 update. Carole Neubauer reported that 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. The 343 lobby door will remain open during the day but closed at night. Residents are encouraged to exercise social distancing, to wear masks, and to ask their vendors to wear masks when coming inside the units.

Unit Owners' Comments

Jim Fordham stressed that no vehicles, especially large vendor vehicles, should park along any yellow curb line, but especially the area opposite garages 32 and 31. All vendors should be directed to park in the north parking lot or in the boat parking area. Carole Neubauer added that, per the rules, Chuck's Landscaping is the only vendor allowed to park opposite the 343 recycling center. Jim Fordham added that all residents should participate in making sure no one parks along the yellow curb lines.

Sandy Lloyd asked how many cars each unit is allowed to have. Carole Neubauer responded that there is no restriction in our documents about the number of vehicles allowed per unit. We do have the option of changing our documents. The parking situation is a serious issue and one that will have to be addressed in the future by the Board and the community.

Sandy Lloyd inquired about fining the residents who disobey the rules and regulations. Carole Neubauer responded that she didn't think we have the option of fining, but that she'll look into this further.

Jim Fordham added that if anyone is breaking a parking rule, we all have the responsibility of politely telling them where they should park. If anyone is breaking the law, we can call the non-emergency number for the Sheriff.

Carole Neubauer thanked the unit owners for coming to the meeting and for their support.

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

Respectfully submitted,

Pat Moore, Secretary

Approved on _____