

Island Cove Condominium Association
Board Meeting
November 15, 2022, 5:00 p.m.
Clubhouse
Minutes

Call to Order: Manager Jennifer Vo called the meeting to order at 5:00pm.

Quorum of Members: President Tony Laretta, Vice President Calvin Burch, Secretary Vicki Bates, and Clover Key mangers Jennifer Vo and Lindsey Wilson were present. Treasurer Steve Goodlive and Director at Large Jim Fordham were absent.

Approval of Board prior Meeting Minutes – October 18, 2022: Vicki made a motion to approve the meeting minutes from the October 18, 2022, meeting. Calvin seconded and all were in favor, the motion passed.

Treasurer’s Report

- **October 2022 Financial Report** Jennifer reported the following funds as of October 31, 2022.
Operating Funds: \$358,029.61
Reserve Funds: \$521,822.58
Aged Receivables: \$0.00

Old Business

- **Roof Update (Cal):** Calvin reported that the roofing crew is currently working on the clubhouse roof. There is a large event happening over the weekend and they were asked to have it completed. Then Friday the crew will be moving back to 343 building to complete it. ART plans to being completed at the property by the end of the month, with touch ups completed later. Five townhomes and 4 garages had leaks over hurricane Nicole. All leaks have been documented and provided to the roofing on-site supervisor. Calvin thanked residents for their cooperation and understanding during this project. The roofing company will have a punchlist for final repairs before the project is wrapped up in full and they are responsible for reapplying the gutters. Clemmie has been cleaning out gutters throughout the property as well. Downspouts will be added to the punchlist to ensure they are working properly at project completion.
- **Sale of Garage #14 – (Vicki):** Vicki reported another email will be sent out before Thanksgiving. Auction will take place after the December Budget meeting.
- **ATP Fire Safety Systems (Cal):** Vicki reported the ATP installation is being rescheduled for January 2023. The Board has decided to schedule it after the holidays. Lots of access needs provided to the units and they want to ensure as many owners as possible are home.
- **Status of NTT North Gate Culvert Repairs (Cal):** Calvin reported he went and reviewed the culvert after Hurricane Nicole passed and no water has been seen. There was also a small storm yesterday and there was also no backup at the culvert. It is believed that what was backing it up, has been removed and it is working properly.
- **Shoreline Repair (Cal):** Calving reported that no additional bids have been submitted. A verbal quote of 40K was discussed. Another company did not want to quote because project would require another license. A third company reviewed today, and a quote is pending. A fourth company has been contacted as well.
- **Dock Replacement (Cal):** The Board is looking at having the dock replacement take place with the shoreline. They are seeing if two companies can partner up for the two projects.

New Business

Rules & Reg. Committee – (Carole): Carole is heading the rules and regulations meeting. Their first meeting was postponed due to Hurricane Nicole. A new section in Rules & Regulations is being proposed to specify responsibility of the sidewalks/gate at the townhomes. Outdoor light fixtures are old, and Carole is

proposing the association cover replacement of the fixtures to bring unity to the association. Tony agrees this is something the association will look into. The initial responsibility originated because operations of lights are inside units at townhomes compared to the midrise units not having abilities. Currently, garage doors washing, and painting and replacement is condo's responsibility. Actual hardware is the unit owner's responsibility, and Carole has proposed a change of responsibility to the side entry doors to garages. The Board thanked Carole and they will review her propositions.

Painting Proposals (Cal): The Board is currently getting bids for painting of the buildings at the association. Two quotes have been received and a third one is pending. The Board will review and agree on a bid. ART is providing a credit of \$2,200 for us to use a different painting company. Calvin asked if Tom Zimmerman would work with Len Brown on reviewing the paint bids.

2023 Draft Budget Discussion (Open Forum): Carole mentioned a small typo of the date for the roofs in the reserve analysis and it will be updated on the approved packet. Calvin said the Board worked to keep the dues for 2023 the same as they were in 2022. The Board cannot promise this to be the case in 2024. Vicki mentioned the Board will review other insurance bids next year before renewal.

Any new business from the time of posting

Open Forum

The Board tried to compensate Steve Williamson for his contributions to the Association, but he refused a check. The Board will find an alternative way to express their thanks.

Betsy Van Arsdall shared Sunday night's "60 Minutes" had a long discussion on the Surfside collapse with important information and recommends other owners watch if they have the chance.

Tom Zimmerman asked about replacement of the pavers at the entrance. Tony said they are trying to have the culvert repaired before the pavers are replaced. Calvin was in contact with a neighboring Association that had their pavers replaced and it took their company 6 days, on each side, to replace.

Calvin welcomed Tony back to the meetings and thanked Clover Key and Vicki, and Len Brown for his help meeting with Aquacal for the recent Spa repair.

Next Meeting Date

Budget Meeting – December 5, 2022

Annual Meeting – April 18, 2023

Adjournment: Vicki made a motion to adjourn, and Calvin seconded. All were in favor and the meeting adjourned at 5:49pm.

Respectfully Submitted,
Lindsey Wilson
Manager, CAM 57168
Clover Key, Inc.