

**Island Cove Condominium Association
Board Meeting
At the Clubhouse
Tuesday, January 16, 2024, at 5:00 P.M.**

AGENDA

Call to Order: Lindsey called the meeting to order at 5:00 PM

Attendees: Cal Burch, President
Steve Williamson, Vice President
Steve Goodlive, Treasurer
Vicki Bates, Secretary
Jim Fordham, Director at Large
Jennifer Vo & Lindsey Wilson, Manager of Clover Key, Inc.

Certify Notice of Meeting: Lindsey certified that Vicki posted the agenda to the bulletin boards 48 hours prior to the meeting.

Approval of Prior Board Meeting Minutes (December 5, 2023): Vicki motioned to approve the December 5, 2023, meeting minutes, the motion was seconded, all voted in favor, and the motion carried.

Financial Report: Lindsey reported as of December 31, 2023

Operating: \$ 99,410.63

Reserves: \$ 232,555.18

Total \$ 331,965.81

There are no delinquent homeowners.

YTD, over-budget of \$37,066.51 due to insurance increase.

Manager's Report – Jennifer reported there are only 3 work orders in Appfolio. The Annual Meeting is set for April 16, 2024.

Old Business

1. **Reminder 1/2 assessment due 2/1/24** - Vicki reported owners can put check in the suggestion box and she will monitor the box for checks.
2. **Elevator Rebuild Dates** – Cal reported the elevator rebuild is tentatively scheduled for March 11 as the start date. On February 14, ATP will be on site to start some preparations for the project. There will be an a 4-week elevator down time.
3. **Resident Prep for elevator down time** – Vicki is asking for a list of owners who are leaving out of town and for those that are staying. Please send in notice so we have owners on file in case of emergencies.
4. **Update on Pool, Deck & Spa** – The board is getting estimates on pool decking and lining replacements. Most pool companies will not repair fiberglass pools so estimates for replacement to a concrete mix are being received. Sutton Pool schedule would-be start-date is in December 2024/Jan 2025. Pool Doctors can begin within 4-6 weeks of contract signing. Tabled, pending additional proposals.
5. **Security Camera Vote & Research** – There have been many trespassing individuals, commonly at night using the spa. Owners are welcome to call Brevard County Non-Emergency (321-454-6652) to report the trespassing.

6. **Unit Owner Repair Updates** -Cal reported the spa pump is off in the evening, window water intrusion at B104, and leak at unit 109B reported to ART for warranty work.

New Business

1. **New Sign Requirements** – Health Department requiring certain sign regulations. New signs are ordered and will be posted soon.
2. **Gate & Fence Repairs** – Fence repairs were completed last month at the north and south end of the property. We were reimbursed by the individual's father for the north-end replacement from the vehicle damage.
3. **Osprey Platform** – Carole and Cal have been working with FPL to assist with the protection of the osprey nest.
4. **Clemmie Raise** – Steve W. motioned for a raise of \$2.00 for Clemmie beginning January 16, 2024. Steve G. seconded the motioned, all voted in favor, and the motion passed.
5. **Community Garage Sale (Garage #3)** – Vicki has been speaking with the owners and is trying to plan a community garage sale. A garage is going to be temporarily empty. BOD seeking owner input to have a garage sale among owners, barring outside visitors.
6. **HIT January Residents – Betsy VanArsdall & Monica Hammer** – Vicki recognized Betsy for her help with planters around the property and assisting with Vicki's tasks while she was out of town. Vicki also recognized Monica for her help with cleaning up with the destruction to the property. Board is recommending keeping the front door closed to help keep out unwelcome visitors. If you have any suggestions, please report to the Board or Management.

Maintenance Report – Owners need to be advised that the front lobby of 343 is very slippery when it rains, and humidity causes condensation on the flooring. There are *Slippery When Wet* signs posted at the door. Board is looking into adding extra rugs to the lobby to help prevent owner injury.

Next Meeting – Tuesday, February 20, 2024.

Adjournment – With no further business to discuss, meeting was adjourned at 5:46PM.

Jennifer Vo, Manager
CAM 50768
Clover Key, Inc.