

**Island Cove Condominium Association
Board Meeting
At the Clubhouse
Tuesday, February 20, 2024 at 5:00 P.M.**

Minutes

Attendees: Calvin (Cal) Burch, President
Steve Williamson, Vice President
Steve Goodlive, Treasurer
Vicki Bates, Secretary
Jim Fordham, Director at Large is absent (arrived late)
Jennifer Vo & Megan G., Managers of Clover Key, Inc.
Unit Owners: 18

After a roll call of the Board of Directors, a quorum of the Board was established, and Jennifer called the meeting to order at 5:01 P.M.

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

Approval of Prior Board Meeting Minutes (January 16, 2024): Cal motioned to approve the January 16, 2024, meeting minutes, the motion was seconded, all voted in favor, and the motion carried.

Financial Report: Jennifer reported as of January 31, 2023:

Operating:	\$	157,911.67
Reserves:	\$	234,531.68
Total	\$	392,443.35

As of January 31, 2024 we had 3 owners outstanding for one month's dues and late fees.

Old Business

1. **Special Assessment Update** – Vicki reported 1-3 homeowners are currently outstanding. Cal motioned to implement the same late fee penalty as the roof special assessment. Steve G. seconded, all voted in favor, and the motion carried.
2. **Elevator Rebuild Date** – Tentative start date March 25 - Cal reported the elevator door needs to be replaced (rusted and does not lock properly), and an air conditioning unit needs to be installed to cool the elevator room equipment. Elevator pit lights are needed; need to schedule an electrician for installation. Motion needed to use funds for deferred maintenance if needed once costs have been estimated.
3. **Resident Prep for elevator down time (Vicki)** Reminded everyone they are saying 4 weeks to complete repairs, but we should plan for 6. Chairs will be provided on each floor for people to sit at, with water and fans The board will coordinate with Clemmie if residents need things carried up or down the stairs. Keep BOD informed of needs or concerns.
4. **Update on Pool, Deck & Spa (Cal)** Pool Doctor was selected from multiple bids to resurface pool. Current color tile not available brand new. Chose to use current tile to save money as current color is no longer sold new and a new color would require a 100% membership vote. New set of cracks

along NE wall, drains on deck are not draining properly and are likely contributing to foundation issues. Approx 39k for stabilization and drains for ~4350 sqft.

Jim reported LRE has best warranty for stabilization work. Recommendation is to stabilize instead of reinstall foundation and live with cracks we have. Cal made motion to use existing funds from acquired funds from reserve line and special assessment funds. Jim Seconded, motion passed.

5. **Security Camera Update (Cal / Vicki)** Vicki reported most inexpensive way to get cameras by jacuzzi/fence/front gate were deer cameras in trees as a temporary security measure. Old, existing camera system to be updated would require a full vote and would cost tens of thousands of dollars to complete.
6. **Unit Owner Repair Updates (Cal)** 104B (Gash) window world completed repairs, no leaks so far. (Steve) Clemmie has re-mulched, landscaped and trimmed.
7. **Sign Update (Cal)** Ordered new signs for pool and spa once everything is finished
8. **Osprey Platform (Cal)** No movement yet. Waiting on FPL to follow up in march if we haven't heard back.
9. **Community Garage Sale (Garage #3)** Struck.

New Business

1. **Clubhouse Stabilization (Cal)**
2. **Thank Betsy, Bill, Patty, Lynn & Tom for pitching in on work around property. Thanks to all who go out to help take care and keep up the property and community appearance.**
3. **Soffits have blown out in windstorms. Cal contacted ART on schedule to come out and replace.**
4. **Generator was contracted for inspection, found leaky pipe replaced today and topped off generator fuel.**
5. **Tree trimming – dead tree on N end, Oaks need cleaned out, and suckers on other side of 343**
6. **Spa heat pump making sounds, needs repairs, off and unavailable for now**
7. **Pier needs treated/painted – money in 2024 budget. Need to schedule it. Jim said waiting for recommendations for materials from pool company.**
8. **Garages – Cal reported E side of garages need done, which Jim is planning to do, but hasn't had the time yet. Cal reported it will be put on calendar.**
9. **Jim requested volunteers for pressure washing.**

Social Committee – nothing to report exercise every Thursday morning at 11 will switch to pool when it's finished (Betsy)

Next Meeting – Tuesday, March 19, 2024

Adjournment @ 5:49PM

Respectfully submitted,
Jennifer Vo, CAM#50768
Clover Key, Inc.