



The Island Club Association, Inc.

Mailing Address:

P.O. Box 460278
Ft. Lauderdale, FL 33346
www.theislandclub.org

A Townhouse Condominium

Meeting Minutes of the Board Of Directors

The meeting took place, poolside, immediately after the Annual meeting Jan. 13th 2007.

The following were in attendance:

Frank Bosela -President

Rocky Stone -Vice President

Marilyn Mammano-Treasurer

Dennis P. Farretta -Secretary

Nancy Clifford -Member at Large

This meeting was the first meeting of the year with the new Board of Directors.

New Business:

The board voted to place Dennis P. Farretta, who volunteered to be on the board at the annual meeting the board, on the board as the fifth member. The only change of positions on the new Board of Directors was changing of the Secretary from Sharon Pickard to Dennis P. Farretta. The Board welcomed Dennis as the new Secretary.

Old business:

Plumbing:

The water leak was discussed. There is an indication that the leak may be coming from the west hallway.

Dockage issue:

A discussion took place with respect to the condition of the dock and the possibility of the "interim fix".

Landscaping:

Nancy indicated that she would like to continue with the coverage of sod once the leak was fixed.

There was a mention of the storage of paint buckets in the A/C cooling shed. We may need a volunteer to help organize and discard unusable paint.

Thanks to Hank and Bob for fixing and replacing the hose caddy and new hose.

Submitted by,

Dennis P. Farretta, Secretary.



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place, poolside, Jan 30th 2007 and was called to order at 5:30 pm.

The following were in attendance:

Frank Bosela	-President	Jose & Char Pagan	- Unit #2-4
Rocky Stone	-Vice President	Thomas Stillwell	- Unit #2-7
Marilyn Mammano	-Treasurer	Karen Dyer	- Unit #2-5
Dennis P. Farretta	-Secretary		
Nancy Clifford	-Member at Large		

This meeting was called to address the following issues:

OLD BUSINESS:

The “Minutes” from the first meeting of the new Board on Jan 13th were passed out, by the secretary, for approval at the next meeting.

Dockage and Seawall:

- ◆ Frank discussed the communication he had with a person from the Army Corps of Engineers and indicated that this person spoke with the Federal Fish and Wildlife and they were going to allow the permit to pass thru for the new dock configuration to be built.
- ◆ A discussion took place to define the appropriate steps to take to proceed with the Seawall repair. It was agreed that there is a permit in place for the seawall to be repaired.
- ◆ Rocky indicated that he would contact our lawyer (Donna) with respect to the possible modifications, “construction methodology” to the dock (i.e.: SS hangers) and what latitude the Board has to do so. There is concern that change to the construction of the dock may compromise the engineering drawings with respect to the permit.
- ◆ Marilyn said that she would go to the engineer and get 3 more copies of the dock drawings so we can distribute them, with a proposal and cover letter, to three contractors. Frank mentioned that if we were going to bid out the dock job for the “new configuration” (perpendicular dockage) that we should also ask for a price for replacing our present dock as a backup in case final approval of the “new configuration.” doesn’t happen.
- ◆ If the dock configuration is to be rebuilt the number of boats allowed would be 4 or more as they fit, with the proper fire suppression equipment.
- ◆ Frank said that he has been in contact with the inspector that issued the dock citation. The intent is to keep him “in the loop” and have him aware of our progress.
- ◆ Marilyn made a resolution regarding unit 2-4s new sailboat. She proposed to the board that the Pagan’s new sailboat, which exceeds the bylaws allowable length, to be allowed to dock as a “guest status” for the 72 hour timeframe. She continued stating that the board has the capability of extending this time until the docks would be deconstructed. The board unanimously agreed to approve the resolution which would allow the owners of unit 2-4 to keep their new sailboat on the dock until such time that the existing dock is removed.
- ◆ Dennis addressed the board regarding the “Dock List”. He asked if the current process in place, with respect to the “next on the list” could start as soon as construction starts or when dock space becomes available. It



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was indicated by Frank that one space is available at this time but the dock condition is a consideration and by Rocky that the board formally stated (at the Nov 15, 2006 meeting) that no space will be offered until the dock is made safe again. As to the next on list question our rules state “availability of space” and an un-constructed dock is not available space.

Plumbing:

- ◆ The water leak was discussed. There is an indication that the leak may be coming from under the west walkway between 3-1 and 3-2.
- ◆ Rocky said that Bob Smith (plumber) was going to come out and tunnel under the walkway to see if he could find the water pipes that were suspect. It was mentioned by Rocky that there was water coming out of the seawall on the west end.
- ◆ After inquiring to the city regarding a water meter, metering the water usage that does not return to the city sewer, Frank received an “application letter” from Richard L. Reily (Environmental Program Coordinator).
- ◆ Dennis Farretta 1-1 will fill out and submit the application to the PWD for the meter and back flow device. He also will communicate with Ron Coleman (plumber) to coordinate his services should we be approved.

NEW BUSINESS:

General Maintenance:

- ◆ The pool pump malfunctioned Saturday and was replaced on Monday.
- ◆ Frank has mentioned that there are some roof leaks within the covered walkways. It was decided to call the roofing company to see if the “roof job” is still under warranty. Nancy said that she would call Colonial Roofing and inquire as to warranty and or resealing.
- ◆ Dennis Farretta 1-1 has volunteered to check the hallway steel beams, sand and paint the bases with Rust-Oleum if necessary.
- ◆ Nancy indicated that she would like to continue with the coverage of sod once the A/C cooling water leak is fixed.
- ◆ There was a mention of the storage of paint buckets in the A/C cooling shed. We may need a volunteer to help organize and discard unusable paint.

Thanks To:

Hank and Bob for fixing and replacing the hose caddy and new hose behind 2-6.
Ashley 2-6, for volunteering to paint the pool pumps housing.
Jose 2-4, for hearing that the pool pump was making noises and for removing the pump.
Frank and Rocky for purchasing and installing the new pool pump.
Good team effort!

The meeting was adjourned at 6:37pm.

Submitted By,

Dennis Farretta, Secretary



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The meeting took place, poolside, February 12, 2007 and was called to order at 5:30 pm.

The following were in attendance:

Frank Bosela	-President			
Rocky Stone	-Vice President	Thomas Stillwell	- Homeowner	Unit #2-7
Marilyn Mammano	-Treasurer	Karen Dyer	- Homeowner	Unit #2-5
Dennis P. Farretta	-Secretary	Michael Limuti	- Homeowner	Unit #2-1
Nancy Clifford	-Member at Large			

This meeting was called to address the following issues:

Old business:

We are still waiting for “Minutes” approval for the following dates: 1/13/07 Final Minutes of 2006, 1/13/07 Minutes (First meeting of the new Board,) 1/30/07 Minutes.

We are still waiting for “Minutes” approval for: the Budget Minutes and the Annual Minutes. There is an addendum pending.

Dockage and Seawall:

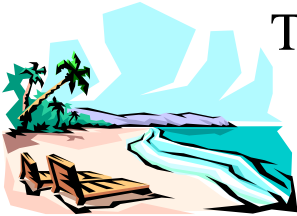
Frank stated that the ACOE has informed us “The Island Club,” that the dock permit has been “signed by all the necessary people” and approved. The ACOE indicated that the permit has been mailed. Marilyn is to be the recipient of the permit.

Frank spoke with Code Enforcement, with respect to the DOCK citation, giving them an update to our continued progress. The Island Club docks are to be re-inspected on the February 23rd. It was stated, by Marilyn and Rocky, that the permit for the Seawall has been pulled.

Marilyn indicated to the Board that Joe Harper, who is contracted to repair the seawall, is not responsible for removing the old dock. The Board agreed to ask him what he would charge to remove it. It was also stated the Joe Harpers’s permit to repair the seawall is very close to expiring. Frank suggested to Marilyn that she get in touch with Joe Harper and update him with our current status and ask for an estimate to remove the old dock.

Marilyn passed out a draft of the “BID LETTER” for the Boards review.

Marilyn mentioned that she spoke with Neil (Dock & Deck) and he was ready to re-bid the dock job and was “ready to go”. She indicated that he didn’t want to “pull” the permit because he was not a GC (General Contractor). His concern was that he would be responsible for the



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additional” supportive” structures such as the fire lines, electric and plumbing.

Rock recalled that when we met with Joe Harper, with respect to the same matter, he said he (Joe Harper) would “play” the GC. Joe also indicated, at that meeting, that he would have no problem pulling the permit.

The Board discussed the financial logistic of paying for the Dock Removal. It was agreed the money would come out of the “DOCK” fund and it should be recognized as part of the project.

Mike, a non board member, interjected a significant point during the “dock removal” discussion. He indicated that it should be mentioned to Joe Harper that there are Air Conditioning PVC pipes that can’t be damaged and need to be re-secured.

Marilyn suggested that we “volunteers,” remove the lights and any salvageable items. Nancy said that she would store the lights if it was necessary.

Karen, a non board member, interjected a comment suggesting that “we” hire a GC. Rocky responded that we don’t have the time. Marilyn and Karen indicated that it was very expensive to obtain a CG and only knew of one GC that would do the job.

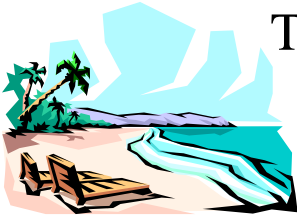
Rocky requested that we review his notes. He passed out a letter (attached) which indicated his concerns regarding the Dock Engineering drawings and construction methodology. Rocky indicated that the BOD had significant input to the design specifications and that we would now be relying on Bidders “expertise” with respect to the correct choices of construction methodology. He suggested that all the pages of the plans be sent to each bidder so that they could see “the big picture” with all the plans for fire lines, electric and plumbing. Rocky also said that we should define, to the bidders, any changes in methodology such as the HANGER issue.

Marilyn indicated that the bidders will have all of the necessary information to provide a quote that will be to the quality of our engineering drawings. Marilyn read a proposed “Bid” letter which is attached. Marilyn said that she would pick up additional engineering drawings so they could be given to the three bidders. This letter and the drawings would be sent to Joe Harper, Neil Hutchinson and Morrison Builders.

Plumbing:

The city of Ft. Lauderdale has approved our request to add a “meter” for the cooling tower.

The pool pump malfunctioned Saturday and was replaced on Monday.



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New business:

We are waiting to review the bid returns so we can move on with the dock project.

The removal of the dock will cost approx. \$2100.00

Ron from Treasure Coast Plumbing is ready to pull the permit. At his suggestion, we are going to wait a little longer to see if the work can be done at the same time as the work needed for the “dock” water supply.

Frank made the motion to adjourn the meeting at 6:37pm.

Submitted by,

Dennis P. Farretta, Secretary.



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 5:33 pm, poolside on March 29th 2007.

The following were in attendance:

Frank Bosela	-President
Rocky Stone	-Vice President
Marilyn Mammano	-Treasurer
Dennis P. Farretta	-Secretary
Nancy Clifford	-Member at Large
Karen Dyer	- Owner Unit 2-5

Old business:

Water leak:

The water leak in the plumbing for the west building AC cooling feed was found and corrected by Bob Smith Plumbing.

Marilyn (treasurer) indicated that, since the water leak was fixed, the water bill has decreased by half.

Dockage and Seawall:

Marilyn stated that Joe Harper (Seawall Contractor) was paid \$2100.00 to remove and discard the old dock. The seawall is under construction at the present time. The project should be completed as expected in the next week or so.

Marilyn said that Joe Harper has been paid \$5400.00 to start the project and \$3600.00 after he had set the forms. As per our contract, the total cost of the project will be \$18,000.00.

Marilyn distributed the Dock Project bids for the Board to review. Two bids were available (Morrison Builders declined to bid) and a new one is expected on Tuesday the 3rd of April.

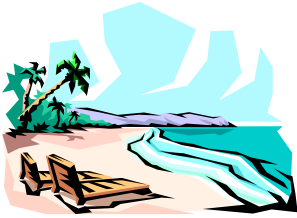
Bid 1 is South Florida Dock and Seawall – Joe Harper

Bid 2 is Dock and Deck Services, Inc - Neil

Bid 3 is Mark Smith Construction – Pending

Marilyn stated that the two bids were close in construction methodology and the board should take time to review and compare to the third bidder's on Tuesday.

Frank suggested that the Board, after reviewing all three bids, take a week to choose a contractor.



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Rocky suggested that we may need to have a meeting with each contractor to make our final decision. This motion was passed unanimously.

Marilyn told the board that the quote from Doc's Plumbing, for the Fire Line and water service to the new Dock, was \$51,000.00 and \$9,200.00 for the new water line of the east building. The board was in agreement to gather additional Bids in an effort to obtain lower quote.

Frank suggested we take 30 days to get additional bids for the Fire Line and Water Line.

Rocky made a motion, which was approved, that "during the time that there is no dock, dockage payments should be suspended".

New Business:

The "Minutes" of January 13th and January 30th 2007 will be sent to each unit owner. It was stated that all Minutes are posted on the Island Club website for owner to have access to them at any time. The Board may also post the "Treasury Report" on the website.

Insurance:

Due to a possible (30+%) increase in the insurance premium, the Board would like to prepare all owners that there will probably be a \$25 to \$30 dollar increase per month starting May 1st of this year.

Windows:

The Board is urging all Unit owners to replace their windows before hurricane season. Unit owners who are interested in getting information on "Window Replacement" can get in touch with Dennis Farretta, Unit 1-1 (954) 655-1991. Quotes for the Impact windows range from \$685 to \$1000 per window (37" by 51"). Dennis is actively seeking additional quotes.

Roof:

Nancy informed the Board of quotes she obtained, from 2 roofing companies, for the repair of the "flat roof" leaks.

General Maintenance:

Marilyn suggested that we remove the coconuts from the front/west side of the building by the dumpster.

Frank made a motion to adjourn the meeting at 6:36pm.

Submitted by,



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Meeting Minutes of the Board of Directors

The meeting took place at 6:00 pm, poolside on the 5th of April, 2007.

The following were in attendance:

Marilyn Mammano-Treasurer

Dennis P. Farretta -Secretary

Michael Limuti - Owner Unit #2-1

Nancy Clifford -Member at Large

Karen Dyer - Owner Unit #2-5

Note: Rocky Stone (Vice President) was unable to make the meeting.

Old business:

Dockage and Seawall:

A "Dock Committee" meeting took place on Wednesday the 4th of April, to review the 3rd bid from Anchor Dock and Deck Inc.

Marilyn indicated that we are in possession of all 3 Dock bids.

The high bid was Dock and Deck (Neil) at: \$49,500.00

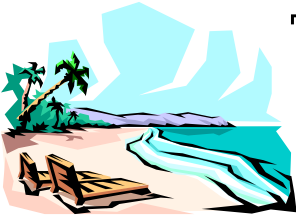
The low bid, South Florida Dock and Seawall (Joe Harper) at: \$46,820.00

The middle bid, Anchor Dock and Deck (Mark) at: \$48,890.00

All bids were close in price and detail, however, the board discussed in depth, what each contractor was offering. The high bid did not include some of the items that the other 2 bids included. These items "not included" represented a significant sum of money. Some of the "not included" item:

PVC wrap for the submerged part of the Piles,
Copper caps on the Piles,
Fur strips on the Piles,
"Punch through"

Upon careful review of the 3 bids, the Board was inclined to consider Florida Dock and Seawall Inc. Provided he meet with the Board and answer some pertinent questions "we" have. Joe has indicated that his company is offering a 3 year warranty.



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Marilyn made a Motion to consider Florida Dock and Seawall to be the Builder of the dock, upon understanding that there are some questions and considerations to be proposed to Joe Harper.

Frank Second the Motion.

Marilyn put together a list of question to be directed to Joe Harper.

The Board agreed to set up a meeting with Florida Dock and Seawall for as soon as possible.

The Board is also concerned that the Permit has been sitting at the City for an extended length of time. The board is in agreement that the permit should be “pulled” ASAP.

Dock Water Line:

Dennis spoke with Ron from Treasure Coast Plumbing regarding the “domestic” water line. He indicated that Ron needed a full set of the “drawings” to review the project.

Dennis indicated that he has set up a meeting with Summers Fire Sprinkler for Friday at 10am. This would be the second bid for the Fire Line project.

The meeting was adjourned at 6:36pm.

Submitted by,

Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary



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Minutes of the Board Of Directors Meeting May 10, 2007

Meeting was held Poolside at 6:00 pm

In Attendance were:

Frank Bosella, President

Marilyn Mammano. Treasurer

Nancy Clifford, Member at Large

Karen Dyer Unit 2-5

Minutes of all meetings prior to and Including March 27 2007 were approved.

Dock Update

Contractor Joe Harper has picked up the permit from the City of Fort Lauderdale. Cost of the permit was approx. \$1600.00. He has had his engineer prepare plan modifications and has filed them with the City. His pile operator was called to jury duty and there is a subsequent delay in starting the project. We have informed the County that we intend to begin the project as soon as possible.

Rocky got a new estimate from Gulfstream Electric Company for the electrical work on the dock it is an amazing \$72,000. We are seeking new bids from alternative contractors.

Our priority is getting the fire line installed. Besides Doc's plumbing we have not been successful in getting a contractor to bid on the job. We will continue to seek bids.

Unit owners should be aware that there is only app. \$65000 remaining in the dock reserve account (see attached financial statement). The contract to build the dock will cost App. \$49000 plus any additional fees. It is clear that we will need additional funds to complete the dock project.

Insurance Assessment

Despite what you read in the papers, our insurance for 2007 /2008 was increase by approximately \$4000 (see attached quote). We need to make an Insurance Emergency

Published - May 16, 2007



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Adjustment to the Budget to cover this cost. We only budgeted \$28000 for insurance on the theory that the increase would be small. We were wrong. The difference is \$4000 and we need to make that up in the budget. We need to collect an additional \$15 from each unit owner per month to cover the increase.

Therefore, pursuant to Section 3.4(d) of the Declaration, the Board is proposing an Emergency adjustment to the monthly maintenance of \$15 for the entire year of 2007 to cover the insurance increase. We do not have enough money in the budget or in the operating account to cover this increase. Increasing the maintenance requires a written vote of more than 50% of the unit owners.

Please indicate your agreement to this increase by signing the enclosed notice and returning it ASAP to any Board Member or mailing it to the PO box of the Condo. Upon approval of the unit owners, the July maintenance will be \$105 in addition to the regular \$325 for a total of \$430 and beginning in August the maintenance will be \$340.

Lawyer

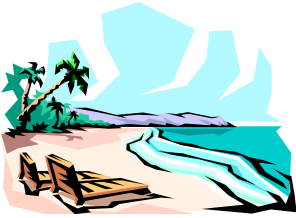
The Board will contact Donna Berger and ask her if she will honor the \$250 retainer we paid to Becker and Polickff to represent us for 2007 and prepare the annual report package. If she will, we will go with her to the new firm.

Hurricane Preparations

Emily Tree Service cards are available at the mailboxes. The Board WILL NOT contract for tree trimming in individual gardens. Each Unit owner is responsible for trimming the trees in their garden before hurricane season. Remember to use a licensed tree trimmer. Any damage to common property, including but not limited to fences, and gutters caused by falling trees will be the responsibility of unit owners.

Summer Time

The Board wants to remind all unit owners that summer is here and that means parties, visitors and parking problems. Each unit owner should be considerate of his or her neighbors. That means:



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1. Take the party inside after 11:00pm. No one should be using the pool area after 11:00. Sound travels and with the windows open and your neighbors can hear all your business and phone calls.
2. Please clean up after your party at the pool, clean the table. Return the chairs. Sweep up the debris including cigarette butts (they end up in the pool and clog the filter).
2. If you have visitors you can use the guest parking spaces but be sure to use your parking pass. We will tow cars without passes. Avoid the hassle. Park your guest behind your car if possible.

Window Standards

It has come to the attention of the Board that there are windows types that unit owners might want to install that are not mentioned in the Hurricane Window Standards.

Marilyn made a motion to "Amend the standards to include horizontal sliding windows and casement windows as permitted type as long as they meet all the other requirements of the standard." Frank seconded the motion and it was approved unanimously.

Unit 1-1 has submitted a proposal to replace their windows and patio doors.

Marilyn made the following motion: "The board approves the proposal from Unit 1-1, date 4/25/2007 from East Coast Windows to replace their patio doors and windows". Frank seconded the motion and it was passed unanimously.

Respectfully submitted

Marilyn Mammano



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Meeting Minutes of the Board of Directors

The meeting took place at 6:30 pm, poolside on the 30th of May, 2007.

The following were in attendance:

Marilyn Mammano-Treasurer

Dennis P. Farretta -Secretary

Nancy Clifford -Member at Large

Windows

The purpose of this meeting was to review a request for Window Replacement from Unit Owners of 1-5. After careful review of the “Contractors Proposal” and the Window Guidelines, the Board members agreed that the guidelines were met. The Board members present took a vote and unanimously approved the request.

Unit 1-5 is replacing their window with PGT, White, Impact windows. All of the appropriate windows will look like 4 pane awning windows.

Nancy requested, and the Board discussed, having a “Signature Sheet” for the owners to sign, indicating they have received the Window Guidelines.

The meeting was adjourned at 6:36pm.

Submitted by,

Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary



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Meeting Minutes of the Board of Directors

The meeting took place at 6:38 pm, poolside on the 6th of June, 2007.

The following were in attendance:

Frank Bosela -President

Rocky Stone -Vice President

Marilyn Mammano-Treasurer

Dennis P. Farretta -Secretary

Nancy Clifford -Member at Large

Thomas Stillwell – Homeowner 2-7

Insurance Emergency Assessment.

A ballot was included in last months “May” Minutes, passed out to all Owners, to vote on an Emergency Insurance Assessment due to the substantial 2007 property insurance increase. Frank counted out the returned ballots at today’s meeting. There were 12, “YES”, ballots and 1 “NO”.

With a MAJORITY VOTE the Emergency Assessment was approved. The ballot results are available, upon request, to any homeowner who wishes to see them.

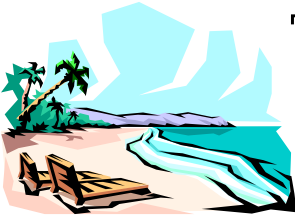
As stated in the May Minutes the Assessment is broken down as follows:

- The July 1, 2007 Maintenance payment is **\$325.00**
- The Emergency Assessment is **\$105.00**
- Total Payment Due July 1st, 2007 is **\$430.00**

The Maintenance Fee has been increased \$15.00 per month, also due to the rise in Insurance costs, (see May Minutes).

The New Monthly Maintenance Fee, starting on August 1, 2007 is \$340.00

Marilyn (treasurer) produced the Island Club Account Balances for the purpose of having them included into these Minutes. Please see attachment.



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Dock Project:

The DOCK Project is progressing. The Piles are being set in place and the frame work for the “Marginal” dock will follow. The “Marginal” dock is the actual dock that will be directly out from the seawall nearest to the pool. It will be approximately 90 feet long. Finger Piers are deck covered piers, there will be 3 of them that extend out from the Dock. 5 of the piers will extend out from the seawall. This configuration will allow for 15 boats. If any owner would like to see the drawings please feel free to ask the Secretary, Dennis Farretta Unit 1-1 954 655-1991.

Dockage

With the completion of the Marginal Dock, **not the Dock Project**, there will still only be 3 boats allowed **until** a FIRE LINE is installed and approved by the city.

The Board is having a very difficult time trying to obtain a Fire Line company who will Bid the job. Their fees are exceedingly high and there are so few companies doing fire suppression. Marilyn told the Board that she was in contact with one company and will be asking them to finalize a bid. Dennis has been in contact with J&J Fire suppression and is waiting to here back from them.

The Board discussed the fact that an assessment would, most likely, be necessary to complete the Dock Project due to the construction costs escalating since the initial proposals three years ago.

The Board discussed the Rules and Regulations, as they pertain to the dock and dockage. Currently, there is a:

- 3 Power Boat Rule:** This limits the number of powerboats at the Dock to 3.

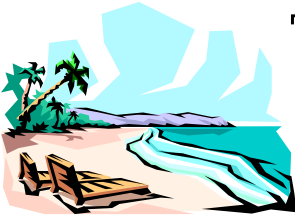
- (1/3 rule):** No boat can extend, out into the canal, more than 43 feet from the seawall.

There are 8 slips that could accommodate vessels up the 43 feet maximum and 7 slips on the Marginal dock that can be 38 feet maximum. Maximum is the total Length Over All (LOA), that's including Swim Platform and Bow Pulpit.

- There is a Bow In Rule:** All boats must dock Bow In.

The Board has indicated that once the dock is approved by the city, with the exception of the Length Over All rule, changes could be addressed.

The Board discussed some discrepancies with Joe Harper's Dock drawings and our final contract with him. Marilyn had addressed Joe Harper with some concerns regarding a delivery of 2x6 wood framing instead of 2x8. The Board is communicating back to Joe Harper through Frank, to have the drawings changed where needed.



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Windows

Rocky submitted the approved WINDOW guidelines with all the Board member signatures, **See attachment**. Please read carefully because some changes were made, however the end result is still visually the same, looking like a “4 Pane Awning windows” where indicated.

The Board has unanimously approved the, Window Replacement, request by unit owner 2-6 (Bowditch) as per the “Letter of Intent” and copy of the “Contractors proposal”.

Other

Rocky updated the Board as to the fact that the Boards attorney has gone to a new firm. Frank gave a letter to Rocky with the new addresses for the attorney.

The meeting was adjourned at 8:12pm.

Submitted by,

Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary



The Island Club Association, Inc.

Mailing Address:

P.O. Box 460278
Ft. Lauderdale, FL 33346
www.theislandclub.org

A Townhouse Condominium **Meeting Minutes of the Board of Directors**

The meeting took place at 6:35 pm, poolside on the 19th of July, 2007.

The following were in attendance:

Frank Bosela -President

Rocky Stone -Vice President

Marilyn Mammano-Treasurer

Karen Dyer – Homeowner 2-5

Dennis P. Farretta -Secretary

Jeanette Wenzel – Homeowner 2-8

Nancy Clifford -Member at Large

Approval of Past Minutes

Frank questioned the status of the last 3 “Minutes” with regard to their approval. Rocky indicated that they were published on the Island Club web page. All Minutes were distributed to each Unit owner. Frank motioned to approve the Minutes, Marilyn seconded, Board approved.

Finance

Marilyn passed out the quarterly bank statements. Please see attachment.

Seawall Project

Marilyn has a “Release of Lean” from Joe Harper, for the seawall project. This verifies the completion of payment to South Florida Dock and Deck (Joe Harper). To date, the seawall project has cost \$18,000.00 plus Permits for a total of \$19,638.07. Joe Harper has indicated to Frank that there was an outstanding balance, on the seawall, of \$1638.07. Our, signed and notarized “Release of Lean” indicates otherwise.

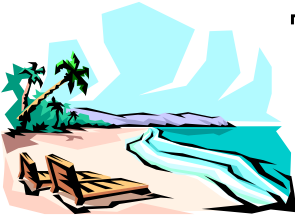
Dock Project:

Marilyn stated that we still owe additional monies on the Dock Project. We have paid our obligated amounts, as per our contractual agreement, for the work done thus far.

Marilyn estimated that we have spent \$62,000 so far for the Dock Project. This includes 2004 - 2007. As of July 30th we had approximately 37,000 left in the Dock reserve Account. We have enough money to complete the Dock but not the Fire Line, Electric and Plumbing. **The Board acknowledged again that we will have to make an additional assessment to complete the DOCK PROJECT**

Marilyn indicated that she will have updated figures at the next meeting.

Dennis indicated that an Electrical BID is being completed by Lewdy Electric.



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Marilyn mentioned that the new Piles for the Dock structure and the Dolphin Piles were all very different in size and diameter. The board members agreed that the piles were somewhat larger than the expected 12 inch diameter. Dennis commented that the exterior of the piles were a little rough but seemed structurally sound. Dennis mentioned that the Dolphin Piles were considerably shorter at the east end and taller going west. Marilyn indicated that, as per the Dock Contract, the piles were to be capped with copper. It was also brought up by Marilyn that the “Line Holders” at the top of the Dolphin Piles were set up too high. Rocky asked about the height of the “marginal” dock piles. He explained the piles were varied in height and questioned what was going to be done about it. Frank said that Joe Harper was going to cut them at our request. It was stated that Joe could cut them off at the height of the shortest pile, which is about 4 feet. Frank said that Joe was going to make the “Marginal” dock piles even with the Pier piles. Rocky referred to the DOCK Contract and read that the Piles were to be capped with copper and covered with furred out, pressure treated, 1x2 strips. The board agreed to communicate with Joe Harper, through Frank, regarding the dock concerns and completion issues.

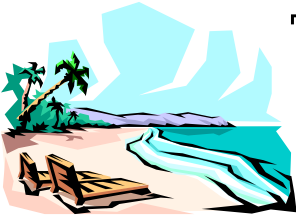
The City of Fort Lauderdale inspected and signed off on the framing of the dock. Marilyn volunteered to contact the County after the Dock Deck has been signed off, requesting that the “3 Power Boat” restriction be **removed** from our county license.

Frank made a motion to have Joe Harper come and finish the DOCK project. Rocky interjected, stating that “we still have the issue of the A/C line that runs under the Dock frame”. The board agreed with Rocky that the Air Conditioning water line has to be hung (strapped up and secured) before completion of the Dock decking. Marilyn suggested that we ask Joe Harper to hang the A/C lines for us. Frank said that he would ask Joe Harper tomorrow. Dennis suggested that the hanging system should be designed so as not hinder the PVC A/C line replacement. Dennis suggested that we “volunteers” could replace the ageing A/C line to save some money.

Frank amended his first motion to have Joe Harper come in and complete the DOCK project, to state: **provided that the A/C line under the dock has been properly secured by supportive hangers.** Marilyn “seconded” the amended motion. The amended motion was approved by the board.

Fire Line:

FIX-IT-FIRE has given us the best “Fire Suppression” bid. Fix-It-Fire told Frank that they needed a 3 or 4 week lead time, for permits, before they could start the project. Frank asked them if they needed the Dock decking to be off to install the fire lines. They said they didn’t. Frank suggested that we allow Joe Harper to finish the Dock decking, the Board agreed. It was



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discussed as to the materials that were to be used for the “above ground” water lines. Fix-It-Fire was going to copper lines, above ground, which is the best choice.

Rocky indicated that he had reviewed the Fix-It-Fire contract and compared it with other Fire Line contracts. Rocky stated that he was inclined to use Fix-It-Fire because of the reasonable price, listing of the appropriate fire line sizes, inclusion of permit costs and availability. Frank indicated that Joe Harper (Dock & Deck) would drill the holes for the Fire Line, electrical wiring and A/C drain at no additional cost.

Marilyn made a motion to use FIX-IT-FIRE for the Fire Line project. The project price is \$23,436.00, which is considerably less than any other Fire Line quote received. The Motion was seconded and unanimously approved by the Board. Please see the BID attached.

Addressing Dock Usage:

Dennis passed out 2 sheets; one which showed the layout of the slips, with measurements between the slip piles, indicating suggested names for each slip. The other is a worksheet for keeping track of boats at the dock. **Please see attached.**

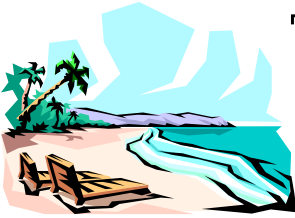
Frank indicated that there were some complaints from a couple of Unit owners via e-mail, with regards to the DOCK USAGE. The Board recognizes the complaints and is in the process of addressing these issues within the “New” Dock Rules and Regulations”. Rocky suggested to the Board that we create a Dock Rules committee. Nancy suggested that the current Board members should volunteer.

One unit owner (2-1) returned their boat to the dock with permission from the Board and installed a cleat on the seawall to secure the boat. They also provided the Board with a copy of the permit from Snyder Dredging who they contracted with to dredge the slip after notifying the board of their intention to do so. Frank suggested that the Board has no jurisdiction over the water and any dredging. However Dennis made a suggestion that, until the “Dock Rules and Regulation” be completed and accepted by the association and approved by the Board, no one could, alter (IE: add cleats to), modify, change and dock without written approval from the Board.

The unit owner volunteered to remove the cleat and tie up to the pilings. The Board suggested that they wait until the “Rules and Regulations” are in place.

Rocky indicated that they should have asked the Board for permission to install the cleat.

Frank suggested that we remove all of the cleats that are installed in the Cap of the Seawall. It was stressed by the Board that the Seawall and Dock is a common element to the association.



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All of the members of the Board have agreed to be on the Dock Rules Committee. **The Board invites any Unit Owner to join this Committee by calling a Board member and volunteering.**

Frank suggested that the board vote on the usage of SLIP K11 to Unit owner 2-1 (Mammano/Limuti). Board agreed

Dennis volunteered for the position of DOCKMASTER. **The Board is inviting Unit Owners to volunteer for the position if they are interested.**

Windows

Unit owner 1-1 informed the Board, that his Window Contractor installed the wrong windows (3 Pane Awning look-a-likes) in his Unit. Nine of the 16 Windows are NOT compliant to the Island Club's Window Specifications. The Unit owner is willing to correct the mistake, however he has asked the Board to review the current Window Specs due to the fact that **"4 Pane IMPACT Awning Windows"** MAY NO LONGER, be available since last agreed upon by the Board.

Unit Owner 1-5 also informed the Board that she had the same window contractor and 8 of her windows are the same as Unit 1-1.

The Board agreed to review this information, take time to investigate and discuss the findings at the next meeting.

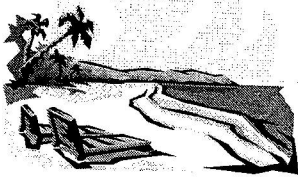
Rocky requested that it be noted in these Minutes – He strongly opposes making changes to the current Window Specifications simply because of this situation.

The meeting was adjourned at 8:32pm.

Submitted by,

Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary



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A Townhouse Condominium Meeting Minutes of the Board of Directors

The meeting took place at 6:41 pm, poolside on the 31st of July, 2007.

The following were in attendance:

Rocky Stone -Vice President
Marilyn Mammano-Treasurer
Dennis P. Farretta -Secretary
Nancy Clifford -Member at Large

No minutes were approved.

Water Bill

Marilyn mentioned that there was an increase in the Water Bill. The Water bill statement was almost double from last. Marilyn and Nancy suspected a leak. Rocky pointed out that the statement was an "estimate". He suggested that we call the Water Department, prior to seeking out a leak. Marilyn agreed to contact the Water Department. Rocky said he would call Bob Smith due to the fact that there is "ground settlement" at the old repair site.

Finance/Insurance

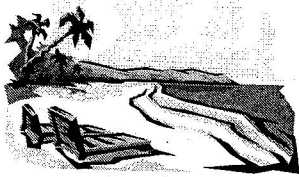
Marilyn passed out bank statements. Please see attachment.

Rocky indicated that his mortgage company informed him that our flood insurance coverage does not meet current federal standards of 80 percent of value and must be increased. Marilyn said that it was only \$246.00 per year to increase coverage to 100 percent. Nancy made a Motion to increase the Associations Flood coverage to 100 percent, it was seconded. The motion was passed by the Board.

Dock Project:

Rocky asked about a Dock status. Marilyn said there were still "sign offs" to be done. She suggested that "we" not pay that last payment to Joe Harper until he cuts the Dolphin Piles to be the same matching heights.

Marilyn reiterates "there will have to be an assessment to pay for the Fire Line project". She indicated that "we" paid \$1600.00 for the Original Dock permit (2004) and \$1700.00, just recently, for the "modified" permit (Marginal Dock revision), to the city. She said that the City



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A Townhouse Condominium

may have overcharged "us" for the permits and that it should be revisited at a later date, after the "Sign Off".

The Board is aware of the project standards set in 2004. In keeping with those standards, is trying to deal with the incredible construction cost increases of the last 3 years.

Assessment:

It has been estimated that the Fire Line will cost "us" approximately \$30,000.00, which is almost double compared to the estimate in 2004. The Dock account has only \$18,127.00 left, as stated by Marilyn. Rocky indicated that the Electric and water has to be taken into consideration. Dennis suggested that "we" implement assessments "one piece of the project at a time" so as to be less of a financial burden on the Unit owners. Nancy suggested "spacing out the collection of the assessed fees". Marilyn suggests a "one time" assessment for the whole amount and space out the collection in \$500.00 increments. It was discussed by Rocky and Marilyn as to the necessity of an association vote. Rocky indicated that the original Dock Project Assessment may be worded so that a vote might not be necessary. Dennis asked what the Original assessment was for the Dock Project and was told \$5000.00 per unit.

Rocky read to the Board, the "Resolution" portion. He did read that "in the event additional funds were needed additional funds may be levied".

Marilyn indicated that we should approach "our" attorney and ask the following: "Based upon the previous Resolution, can we now, without taking a vote from the association, just the Board, make an assessment for an additional \$1000.00". She also stated "this is not the total amount needed to complete the "Project" but it will make the 15 slips legal to occupy?"

Marilyn made a motion, "pending approval from the attorney, for an additional assessment, of \$1000.00 per Unit, for the purpose of completing the next phase of the Dock project which is the Fire Line. Said assessment would be collected at \$500.00 per month beginning in October".

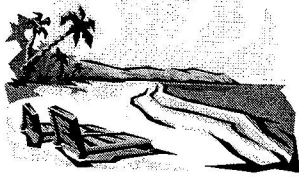
Before voting, Rocky asked if the Fire Line installation project is up to the original standard of the "agreed upon" permit. Marilyn responded by saying "it appeared to be", but she did not review it in detail.

Rock will contact the Attorney to verify the Boards legal assumption.

Marilyn's motion was seconded by Nancy and approved by the Board.

Dockage:

Since the Docks can legally accommodate up to 3 boats, at its present stage, the Board has discussed and agreed that RENTAL "Dock Fees" should be reinstated as of August 1st 2007.



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Nancy stated that "we" should give a 30 day notice and have the "Begin" date be September 1. The only boats affected would be the owners of Unit 2-1 and 1-5, who are both at this meeting and waived the "30 day notice". **Nancy reminded the Board that the Owners of 2-1 (Mammano) had paid an additional months rent after the Dock Project had begun. That credit will be applied to the August 1st "amount due".** Rocky stated that the "Dock Fees" should be paid as of August 1st, 2007 due to the fact that Dock Services are being used. The "Fees" are to be the same amount as when they were when suspended, until the new Rules and Regulations have been completed.

Marilyn made a Resolution to reinstate the Dock Fees, starting on August 1, 2007, to anyone who has an assigned slip, at the previous "Rate" until the new Rules and Regulations have been adopted. Nancy seconded and the Board approved.

Nance would like it noted that "it is important to always give a 30 day notice for the collection of additional monies".

The Unit owners of 1-5 (Clifford), who are next on the "Boat Dockage List" has requested and been assigned a slip at "D4". They have given the Board a letter stating that they will have their boat out of the slip for service during the hurricane season, returning in November.

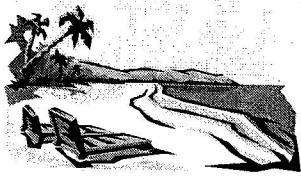
Marilyn asked Dennis if a column for "Draft" could be added to the "Dockage Assignment Sheet". Dennis said he would add it.

Marilyn indicated to the Board that there is a third "Dock Space" is available. One additional slip can be assigned, allowing 3 boats to be at the dock prior to the Fire Line installation. The board agreed to wait until the City of Fort Lauderdale has completed their final inspection of the Dock, before the next slip assignment.

Windows

Rocky passed out a letter for the Board to read regarding Board responsibilities and Window Guidelines. **See attachment.**

Dennis commented, that he agreed with Rocky's representation of the Boards responsibilities with respect to the Window Guidelines. Dennis stated "the window guidelines were, in some way, similar to the Dock project. Over time, project plans get changed due to unforeseen obstacles such as cost of materials, availability of materials or contractors and more."



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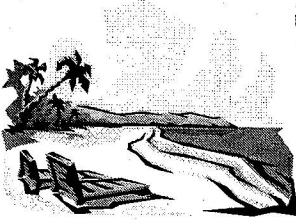
Dennis stated that "since the Window Guidelines were approved, changes have happened. 4 Pane Impact Awning Windows are not available, based on my hours of research. We, the Board, can not support the current Window Guideline (IE: 4 Pane Impact Awning Window) if the product is unobtainable." He explained that 3 window Engineers, at 3 different window manufactures, cautioned him that Impact Awning have been discontinued due to the inability to get or maintain code approval.

Dennis mentioned that he had no problem with current Window Guidelines until his window situation caused him to investigate the availability of the 4 Pane Impact Awnings. He stated that the buildings, of the Island Club, have 3 Pane Awning windows now and there are numerous window companies that offer a realistic, affordable and available alternative in a **3 Pane Impact "style"**. Dennis explained to the Board that the 3 Pane Impact windows, installed in his unit (1-1), are offered in different configuration where the lower third slides up or the upper third slides down or the upper or lower third opens out like an awning.

Rocky indicated that he has not had enough time to adequately investigate the, 4 Pane Impact Awning Window availability. Rocky reminded the Board that the 4 Pane Impact Awning Window, was available at the time the Window specifications were developed. He said "Until now, no one has tried to replace their windows". Rocky said he was told, by Dennis, at the last Board meeting, that 4 Pane Impact Windows were not available. Rocky said that he had not been able to substantiate Dennis's claim as of yet. He stated, "We can not, as a Board, make any decisions based on 2 Unit Owners, improper, installation. I have not been able to substantiate whether ALVENT is still in business. Their web site is still up". Rocky reiterated that he was unable to properly address the "Window" issue due to time constraints. He asked the Board to schedule another meeting in 2 week so he could have ample time to research the situation. He addressed the fact that there is one Unit that has 4 Pane windows. Dennis said that Unit has had those windows for years. Rocky agreed and said "the Board should have taken action, back when those windows were installed". Marilyn said that Frank had found 2 web sites, which she researched online, that had Approved Impact Awning. When she contacted the local installers for that company, she was told that the Awning windows were unavailable for residential use. She mentioned the installer name as Alpha Windows, the manufacture was Yale Windows. Dennis indicated that he had the list of Dade County Code Approved window manufacturers, and ALVENT was not on it.

Dennis mentioned that 3 Pane (Non Impact) Awning windows may be available. With the Non Impact Awning windows, shutters would have to be used however the 3 Pane would keep the same look as the rest of the buildings now, reducing the mix and match of 4 Pane. Marilyn indicated that "we" do have a shutter standard.

Rocky mentioned, "there is one Unit with correctly installed with 4 Pane Awnings". Marilyn responded "we will have to deal with that as an exception".



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Marilyn said to Rocky "if you **can** find, in the next two weeks, 4 Pane Impact Awning Windows, from Alvent or anyone, I would vote to keep the current 4 pane specification". She continued "unless we can find a 4 Pane Impact Awning, that is reasonably available, at any cost, there is no reason to force everyone into 4 Pane". Rocky agreed with Marilyn, providing that 4 Pane are not available. Rocky said he was against limiting the span of opening that a 3 Pane, Single hung would give.

Nancy brought up the fact that she has discussed, with Unit owners, the window subject and was told by some that they had no intention of replacing their windows. She states that "we are not going to have conformity here" Marilyn stated "I would be comfortable changing the Window Standard, on an esthetics standpoint, if the 4 Pane Awnings are not available". Discussions continued, among the Board, as to the reason for choosing a 4 Pane Awning standard. Ultimately it was determined that Rocky would have 2 weeks to investigate the availability of Impact, 4 Pane Awning Windows and report back his findings.

The meeting was adjourned at 8:31pm.

Submitted by,



Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary






















Operating Account : Account Activity

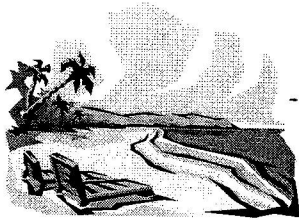
Balance Summary

\$9,405.62
Available Balance
as of 07/31/2007¹

View: Today (July 31, 2007)

All transactions:

Date ↕	Record	Type	Status	Amount	Balance
Pending	CHECKCARD 07/31 THE HOME DEPOT 6372 AVENUE FL		[P]	-\$34.95	\$9,405.62
07/27/2007	Check 4577: Edit Details		C	-\$1,796.97	\$9,440.57
07/27/2007	Check 4576: Edit Details		C	-\$2,400.00	\$11,237.54
07/20/2007	Check 4575: Edit Details		C	-\$479.92	\$13,637.54
07/17/2007	Check 4565: Edit Details		C	-\$12.42	\$14,117.46
07/16/2007	Deposit		C	\$75.73	\$14,129.88
07/16/2007	Deposit		C	\$8,170.00	\$14,054.15
07/13/2007	Check 4571: Edit Details		C	-\$150.00	\$5,884.15
07/10/2007	Check 4572: Edit Details		C	-\$80.00	\$6,034.15
07/09/2007	Check 4573: Edit Details		C	-\$42.45	\$6,114.15
07/09/2007	Check 4570: Edit Details		C	-\$150.00	\$6,156.60
07/09/2007	Check 4574: Edit Details		C	-\$697.99	\$6,306.60
07/09/2007	BKOFAMERICA - FL;DES=AMT TRNSFR;ID=00003068888070 EFF DATE: 070709;INDN:AUTOMATIC TRANSFER		C	\$340.00	\$7,004.59
07/06/2007	PREMIUM ASSIGNMENT CORP. Bill Payment		C	-\$3,340.86	\$6,664.59
07/03/2007	Check 4569: Edit Details		C	-\$14,268.00	\$10,005.45
07/03/2007	Check 4568: Edit Details		C	-\$14,268.00	\$24,273.45
Statement Period as of 06/30/2007					
06/29/2007	Check Enclosure Fee		C	-\$3.00	\$38,541.45
06/28/2007	Check 4567: Edit Details		C	-\$5.00	\$38,544.45
06/28/2007	Check 4562: Edit Details		C	-\$14.13	\$38,549.45
06/28/2007	Check 4566: Edit Details		C	-\$150.00	\$38,563.58
06/28/2007	Check 4564: Edit Details		C	-\$745.43	\$38,713.58



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A Townhouse Condominium

Dear Island Club Association / Board of Directors,

Due to current events I implore my fellow Board members to reflect on their purpose and on the following facts before making any more decisions. I am also requesting that this letter be published with the next meeting minutes for the Association's edificial benefit.

By US Federal & Florida State Definition this Association is a Not for Profit Corporation and as such is to be conducted as a business. This is the reason why there is a Board of Directors elected every year with a President, Treasurer, Secretary, etc...

The twenty (20) owners of this Corporation are equal partners in the business and as such any and all decisions made are done so by those owners or by the Board they elect to represent them in the management of the business. This is all governed and determined by the Association's legal documents and supported by the State of Florida documents.

It is the legal and moral responsibility of the Corporation's Board of Directors to make decisions, where they are authorized by the Association's controlling documents, which are in the best interest of all 20 owners. Sometimes these decisions are not necessarily in a single owner's best interest but this cannot be an influencing factor in the decision process for the business' benefit.

There are also times when a Board member must recuse himself or herself from the decision-making process when their own best interest is in conflict with the best interest of the business. Ignoring this conflict of interest can lead to Legal liability on the part of the Board of Directors and can be a costly proposition for the Corporation and/or the Board members.

Over the course of the last 2 years two Boards have been given the responsibility to define what will be acceptable and in the best interest of the Association for each unit owner's replacement of their windows and doors. This responsibility was not taken lightly by either Board as a great deal of time and thought was placed on definitions and specifications which were unanimously approved by both Boards. These decisions were made in the best interest of the whole Association with the final outcome being that all windows must eventually be replaced (given their age) and yet at the same time allowing the greatest flexibility attainable for each unit owner to abide by these definitions and still reach the ultimate goal.

It is now the responsibility of the Current Board of directors to uphold these decisions for the whole regardless of the impact to any one owner. This enforcement is not a personal attack on any one owner but instead is the protection of all owners' best interest. Should this Board not follow thru with its responsibility here they will be creating a defacto situation where they will not be able to enforce these window and door requirements. This will ultimately lead to the wants and needs of each single owner taking precedence over the greater good of all owners and therefore the failure of the Board to uphold its responsibilities to the Business.

Sincerely,

Rocky Stone, Vice President, 2007 Board of Directors

Published - July 31, 2007



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A Townhouse Condominium

Meeting Minutes of the Board of Directors

The meeting took place at 6:34 pm, poolside on the 14th day of August, 2007.

The following were in attendance:

Frank Bosela	- President	Karen Dyer	- Homeowner 2-5
Rocky Stone	- Vice President		
Marilyn Mammano	- Treasurer		
Dennis P. Farretta	- Secretary		
Nancy Clifford	- Member at Large		

A correction was made to the Minutes of 7-19-07. The word “Removed” was omitted from a sentence. Marilyn made motion to correct the mistake and Frank seconded. The Board voted and approved.

Dock Project:

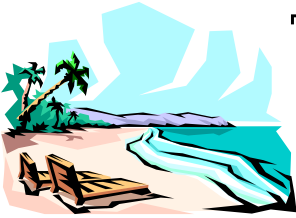
Marilyn indicated that the “Physical Dock” is done and paid for. Marilyn displayed to the Board, a “Paid in Full” document from the dock contractor. The final total on the Dock was \$52295.00 plus \$1630 for permits and \$2100.00 for removal of the old dock. Accounting is available to Unit owners at any time. Marilyn stated that \$18127.00 is left in the Dock Replacement Fund.

Fire Line:

Frank made a change to the Fire Line Contract/Proposal, removing the word “contract” so as not to allow the Bid proposal to be a legally binding agreement. Frank told the Board that “we” should fax the proposal back to Fix It Fire tomorrow. Frank called one of the other Fire Sprinkler contractors, giving them a 4th chance to bid and they have not returned his call again.

Electrical:

Rocky gave Frank a 2nd quote from Lewdie Electric. The new quote includes increased amperage. The quote was \$24600.00 which is only \$1000.00 more. The Permit cost is not included. Also, the quote does not include the dock electrical pedestals. This quote is still the best quote we have received. Rocky expressed his approval of the increased amperage the second Bid indicated.



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Frank questioned the necessity of electrical meters at the docks for the purpose of metering the individual slip usage. Dennis suggested that the Dock master could read and manage the meter readings. Marilyn indicated that there are no electrical pedestals for the dock, as of yet. Marilyn mentioned that the “initial intention” was that each slip would have, from the engineering drawings, pedestals and electric. She asked if “eliminating items” on the project, to offset unexpected cost increases, was acceptable. Rocky referred back to the fact that he was waiting for the Attorney to get back to him regarding the same issues. Rocky suggested that “we” should look into the price of getting 8 pedestals. There would be a “double” pedestal for each pier.

Marilyn mentioned that the combined sum of the fire line and the electric is approximately \$50,000.00 and there is only \$18127.00 available in the dock fund. Frank calculated that a \$2500.00 assessment would be necessary to cover both the Fire and Electric projects.

She suggested to the Board that the 2 assessments, Fire Line and Electric, should be put together.

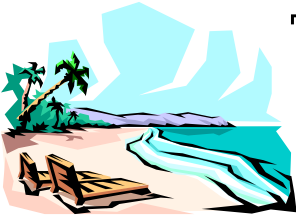
Karen (homeowner) asked about the electric bid price change. Frank answered her by indicating that the \$1000.00 increase was to go from a 15amp to a 30amp service.

Rocky indicated that it would be smart to purchase “pedestals” before the electric was completed.

Discussions continued with respect to ability to divide up the electric among the boaters. Frank indicated that the dock is a common element and the electric has to be divided by the boaters or the home owners.

Marilyn presented a booklet to the Board that showed dock equipment. She indicated that Joe Harper would be able to install Dolphin Pile “Bumpers” on the piles at a reduced cost. He will install the 8ft lengths, on each side of the piles, for \$40.00, labor only. There was some concern that the thickness of the bumpers would subtract from the inside width between the piles. It was determined that the bumper with the 2x4 mounting board, would subtract, just under 4” from each side for a total 8” of “beam” loss. Rocky indicated that a large beam boat could have a problem. He said that fenders for boats would be part of the boater’s preference and not a fixed bumper to a common element. Dennis made reference to the measurements of slip B2, stating that a subtraction of 8” would reduce the size of the opening from 15’6” to 14’10”.

The board agrees, as an interim solution, until Dock Rules and Regulations are complete, that the Dolphin pile bumpers are to be Black in color, 8 foot lengths and that each application should be considered on an “individual” basis.



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Frank made a motion to allow Slip K11, Unit owner 2-1, to install: Black, 8 foot pile fender on the dolphin piles of K11 as a temporary solution, pending the updating of the Dock Rules and Regulations. The motion was seconded by Dennis. The motion was unanimously passed by the Board.

Marilyn indicated to the Board that there is a fender bumper designed to protect the bow of your boat, for “Bow In” docking situations. The bumper protects the bow from hitting the cement of the seawall cap. The same can be used for the footer of the seawall. Each of these positions would require installation on the seawall. Marilyn said the bumpers would be good protection in the event of a hurricane or high winds. Frank said “protection of the boat is the individual owner’s responsibility”. Rocky agreed but said “nothing should be permanent”. Dennis told the board that he had brought up the issue of “footer size” to Joe Harper and the Board, saying that it could be a problem.

Marilyn brought up the issue of Dock Boxes. She asked the Board if she should keep her dock box where it is or move it. She stated, for the record “unless the Board gives me instructions to put the dock box some place else, I am leaving it where it is”. Rocky and Marilyn debated as to what document indicated the Rules and Regulation for dock box positioning. The dock box issue will have to be addressed in the new Dock rules and regulations.

Dennis suggested that the Board discuss “Dockage”. He reminded the Board that there is a dock space available and urged the Board to proceed with the assignment process for the next boater on the request list.

Frank said that “we” are going to start the process of assigning the, one, open slip to the next person on the list, since the city has signed off the dock.

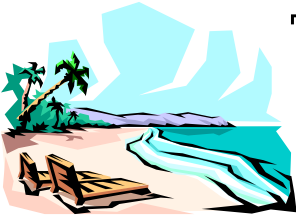
Frank made the motion “Since the docks have been open and we are able to occupy three slips, there’s one vacancy and the Board is going to send a letter to the next person the list.” Marilyn seconded the motion. The Board unanimously agreed and the motion was passed.

Marilyn indicated that the next person on the list is Rocky Stone Unit 1-4.

Frank said that the next person on the list has 30 days to comply with the “rules”.

Dock Rules and Regulations:

Frank mentioned that Rocky sent out an electronic version of the “Rules and Regs” to the Board. Rocky had made some updates and Frank had also added to those updates. Frank passed out an updated version for the Board to see and have input. Marilyn indicated that she had made comments to an earlier version of the “rules and Regs” and questioned if they were included.



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The Board discussed the issue of Non Resident Owners renting slips. Marilyn said that parking could be an issue. Frank read, some of the updated “points of interest”, from the “Rules and Regulations”.

Marilyn suggested that the “rules and regulations” should include the issue of Dock Master. The Board discussed “Guest docking” with respect to long and short term and how to charge for periods of 72 hours.

Frank asked the board if “we” could try to have the dock “Rules and Regulations” completed by the Annual Board Meeting.

Marilyn mentioned, with respect to charging “Dock Rental” fees, we have to determine the amount to charge using the legal and proper equation for a “Non Profit” organization. She said that she would investigate the procedure and inform the Board.

Marilyn suggested to the Board that additional “Line” hangers be allowed to be attached to the dolphin pile exactly opposite to the existing ones now.

Rocky asked if all the slips needed these additional hangers and if so should we have them all done now?

Marilyn made a motion: “On the “Big Boat” slips, allow the individual owner, at their discretion, to put a second “Line Holder” on the south side of the Dolphin pile”.

Rocky suggested to amend Marilyn’s motion to include “all slips” and Marilyn agreed.

The new Motion Reads: “On all slips, allow the individual owner, at their discretion, to put a second “Line Holder” on the south side of the Dolphin pile”.

Dennis seconded the motion and the Motion unanimously passed by the Board.

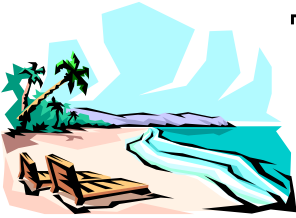
Water Bill:

Marilyn told the Board that the city told her that the last bill was an Estimate. She asked to have Someone come out and read the meter again.

Marilyn was told by the city to pay the bill and it would be recalculated and adjusted for next payment cycle. Frank said that “we” will check the next bill.

Frank wanted to alert the Owners by stating that “surcharges, based on over usage of water, are extreme”. Please alert the Board of any leaks or drips are suspected.

Marilyn brought up an issue with the gutter drainage washing away soil and creating holes. Frank and Nancy brought up the issue of the Fascia boards being rotted.



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Windows

Dennis passed out a letter to the Board with his comments and findings, with respect to the windows. Please see attached.

Frank said “at the last meeting the question was: are four pane awning windows even available”. He asked the Board if anyone has found out anything about that.

Rocky passed a letter to Frank which Frank read aloud to the Board. Please see attached.

Rocky’s letter informed the Board that the company, who used to make the 4 pane Impact awning windows, doesn’t make them anymore. He did find a company in Miami that could, possibly, make 3 and does make 4 pane NON impact awning windows which would have to be used with shutters to be up to code. Please read the letter to see other information and research results.

Marilyn stated that her research was also unsuccessful in trying to find a company that offers Impact awning windows.

Frank said that he personally feels that the 3 pane awning look should be the way to go. He said that 3 pane impact awnings could be available in the near future.

Marilyn stated that the 3 pane impact “look” has many configuration options.

Marilyn asked for a resolution. Rocky said that he wanted to see a new specification written.

Frank said he wanted to make a resolution to revise the window specifications.

He stated: “I make a resolution that we revise the window specifications to read 3 pane “look” regardless if it’s a single hung, casement, awning, double hung or horizontal slider.” Rocky said that he objected to making a decision on this issue at this very minute. He stated that he wants to see a new specification first. Marilyn volunteered to create the new specification.

Frank made a motion to revise the current window specs to reflect 3 pane impact “to look like awning”. Marilyn seconded the motion. The Board voted and passed with 4 members for and 1 against.

Rocky ask that “we” vote on the new specifications at the next meeting and Frank agreed.

Rocky made a “personal” objection to the 3 pane windows due to the limited air flow from a 1/3 opening. He stated he also doesn’t like sliders.

The meeting was adjourned at 8:31pm.

Submitted by,

Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary



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A Townhouse Condominium **Meeting Minutes of the Board of Directors**

The meeting took place at 6:33 pm, poolside on the 11th day of September, 2007.

The following were in attendance:

Frank Bosela	- President	Karen Dyer	-Homeowner 2-5
Rocky Stone	-Vice President	Jeanette	-Homeowner 2-8
Marilyn Mammano	-Treasurer		
Dennis P. Farretta	-Secretary		
Nancy Clifford	-Member at Large		

Meeting Minutes of July 31st 2007 were approved at the August 14th Meeting.

Dock Project:

Marilyn produced a document showing the dock inspection being complete. **Please see attachment:**

Marilyn said that “we” can now ask the city to remove the “Power Boat” restriction. She suggested that we use our attorney.

Frank made a motion that Rocky contacts Donna (attorney) concerning, petitioning to have the restriction removed. Marilyn seconded the motion. The Board voted and unanimously approved.

Fire Line:

Marilyn is gathering information needed by Fix-It-Fire to pull the permits for the fire line project. A homeowner (Karen Dyer) asked if we had signed the Fix-it-Fire contract and Frank answered yes but qualified we had signed on the price but not the terms as yet.

Assessment:

Rocky read a letter from our attorney regarding the proper procedure when levying an assessment for the fire line. The Board seemed to agree that there were no Major deviations from our original dock plans and that we are following all necessary procedures.

Dock Assignment:

Rocky has provided to the Board, all the appropriate information for his vessel and has been approved to occupy **slip E5**. Rocky requested that an additional set of Line Hangers be allowed on the “Marginal Dock”. He stated that the smaller slips needed the hangers to be lower to accommodate smaller vessels. The board agreed the additional set was necessary.



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Permanent slip assignment has been closed.

Currently, all the slips “legally available” have been assigned. Please see attached.

As stated in previous Minutes: while the Fire Line project is not complete, ONLY 3 vessels can legally be docked at the Island Club.

Rocky stated that a fine could be levied against “us” if a forth boat is docked at the slips.

Dennis discussed with the Board “dockage” questions presented by a Unit Owner (Thomas Stilwell). Dennis will communicate with this Unit Owner regarding the Boards comments. The Board reminds all Unit Owners to use **registered mail** when formally communicating in writing with the Board.

Guest Docking:

The Board continued a discussion pertaining to Guest docking. As per the current Rules and Regulations, Guest docking can be up to 72 hours and must be requested in writing and approved by the Board prior to docking. **Along with this rule, the “City” is restricting dockage to 3 vessels until a Fire Line is installed.** Unit Owners should review their Condo Documents with regard to dockage.

Unit owners, who have boats, can request from the Board in writing, prior to docking, for Board permission for temporary dockage, not to exceed 72 hours, which can be renewed. Please see your “Condo Docs”.

Also, Board can not allow any more than 3 vessels at the dock at a time, due to the City Fire Line restriction.

Assessment meeting:

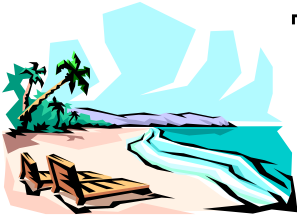
The Board discussed the up coming “Assessment Meeting” in preparation to address the unit owners on Saturday. Marilyn will develop the “Resolution” for the meeting.

Frank suggested that the Dock Committee should have a meeting as soon as possible to discuss dock Rules and Regs and other dock issues.

The Board discussed the issue of rental fees with respect to Dockage and temporary dockage.

It was mentioned that the current rental fee is \$3.00 per foot per month. Marilyn volunteered to research the “Rental” fees and methods of increasing fees.

Rocky informed the Board that the Annual Budget Meeting for 2008 is coming up and that “we” should put into the budget, the amount of money needed to redo our Documents. Marilyn said that we need to schedule a Budget meeting soon.



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Recycling Information for all Unit Owners:

There is no longer a Bin for Newspaper recycling.

There are now 2 co-mingled recycling Bins. Unit owners are urged to recycle their newspaper in the plaza off 17th street.

The Board would request that the person who put the bed frame and the paint can in the dumpster area, please remove it or disassemble it and put it in the dumpster.

The meeting was adjourned at 7:53pm.

Submitted by,

Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary



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Meeting Minutes of the Board of Directors

The meeting took place at 6:30pm poolside on the 16th day of November, 2007.

The following were in attendance:

Frank Bosela	- President	Karen Dyer	-Homeowner 2-5
Rocky Stone	-Vice President		
Marilyn Mammano	-Treasurer		
Dennis P. Farretta	-Secretary		
Nancy Clifford	-Member at Large		

The Board voted to postpone the Approval of the previous Minutes till next meeting.

Dock Issues Fire Line:

Frank said that Fix It Fire has given us the Invoice for the first 25% of the bill for the Fire Line.

Rocky reminded the Board that “We” have not signed a contract with Fix-It-Fire yet.

The first of four payments would be \$5859.00.

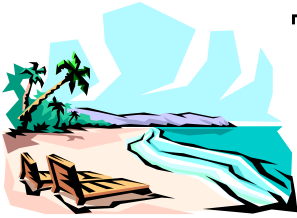
Marilyn made a motion to sign the contract for Fix-It-Fire to install the Fire Line, as per the contract date of 7/12/07. The motion was seconded and unanimously passed by the Board.

The first “Dock Assessment” payment of \$500.00 was due on November 1st. Nancy stated to the Board that all of the payments have been paid except for one unit. She indicated that she is working on the issue and will follow up with the Board as to the collection of these funds.

Nancy informed the board that all of the maintenance dues have been paid this month. **The next assessment is due on or before December 1, 2007.**

Frank alerted the board that there are other City fees associated with the Fire Line project and the City Tap. Frank is investigating the application requirements and fees.

Marilyn indicated that the Engineering Drawings for the dock project include specifications for the fire line but may not be useable to pull the City permit for the Fire Line project. Frank suggested that “we” use Fix-It-fire to suggest someone to do new Fire Line drawings. Rocky said that he was also in contact with contractors that could suggest someone for quotes also. Rocky told the board about Dock Pedestals he had seen that came with electric (30amp), lights and water.



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Docking

There are now 3 boats that are, assigned and present, at our Docks. As per the City Ordinances, since there is no Fire Line as of yet, ONLY 3 (three) boats can be allowed at any one time. There will be no GUEST DOCKAGE approved by the Board until the Fire Line has been completed.

The Board discussed the “NEW” dock Rules and Regulations.

Marilyn suggested to the Board that we investigate purchasing Solar Light fixtures for the Dock piles. This would be a quick and environmentally friendly way to address the lack of lighting and poor security at the docks and pool area. It would also save us money in the long run.

Marilyn made a motion to investigate the idea and cost of getting Solar Powered lighting for the Docks. Dennis volunteered to help. The motion was seconded and approved by the Board.

Rocky indicated that he would like to have 2 board members with him when he meets with the attorney regarding the “Power Boat Restriction”.

Marilyn reminded the Board that Joe Harper (Dock Contractor) told us that we need to “Clean and Sealing” the wood decking. We will include this cost in the 2008 budget.

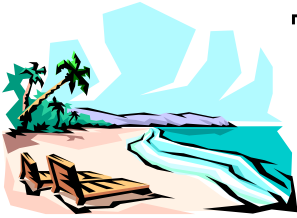
It was noticed by a few Board members that some of the Deck Boards were splitting and warping. Rocky noticed loose bolts and nuts at some of the Piles. Frank said we have a warranty and Marilyn volunteered to call Joe Harper to make any needed repairs.

Financial Issues:

Rocky opened discussion with regard to Reserve Fund Resolution, Budget Meeting, Meeting notices and Emergency Money. The Board discussed these issues, and more, at length. These items will be depicted and clarified in the annual budget meeting.

Marilyn suggested to the Board that we have a budget meeting early in December. Rocky indicated that if there is no “Budget Increase” for 2008 then the New Budget can just be presented at the Annual Meeting.

Karen Dyer (homeowner) asked if the Fire Line funds came out of the “Dock Project”. She was told that the Fire Line was voted on and that it was necessary due to the number of slips. Above 3 boats makes it a City requirement.



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Roof Repair: The Board agrees that we should gather estimates for repair/replace/resurface of the “FLAT” roofs. Also we are gathering estimates for pressure-cleaning and or “cleaning” of the main roofs. Frank said that he had a roof company come and is waiting for the estimates. Dennis indicated that he would have Seeber Roofing come out and give us an estimate as soon as possible. Nancy gave the Board a short history of the Flat Roofs and Beams and suggested that we get 3 (three) estimates to repair/resurface and or replace. Marilyn said that the gutters are in need of repair also.

Rocky informed the Board that the Bowditch’s satellite dish cable is installed lying on top of the flat roof. Marilyn suggested that we ask the Bowditchs to have their installer come out to move and secure the Satellite cable so that repairs to the roof can proceed.

Marilyn made reference to an e-mail that she sent to all of the Board members regarding a “noise” problem she and some Units are having. Rocky suggested that the Board write a letter to the Unit Owner, informing them that they are breaking the Law. He stated that there are City Ordinances that regulate noise. Marilyn informed the Board that she and other Unit owners have sent notes to the Unit owner and are hopeful that conditions will improve.

Marilyn made a Resolution for the Board to consider a modification or inclusion to the rules and regulations that would address the issue of *excessive noise* in the common areas and between the Units. The Resolution was seconded and the Board agreed.

Nancy stated her concerns with respect to the lack of appropriate lighting around the Island Club buildings. She said that the lighting out in front of her Unit is inadequate. She alerted the Board that she has had her car broken into and had an incident with her husbands car. Dennis volunteered to purchase new bulbs and replace the bulbs as necessary. The Board agreed to review the problem.

Nancy pointed out areas where the landscaping could be improved.

The Board reviewed a letter from Thomas Stilwell regarding Parking problems. In response to the letter, the Board pointed out that the Rules and Regulations make no reference to SUVs, only trucks and vans. **The Board urges Unit owners with large vehicles to be kind and park in first.**

The meeting was adjourned at 8:22pm.

Submitted by,

Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary



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Meeting Minutes of the Board of Directors

The meeting took place at 6:40pm poolside on the 4th of December, 2007.

The following were in attendance:

Frank Bosela	- President	Karen Dyer	-Homeowner 2-5
Rocky Stone	-Vice President	Michael Limuti	-Homeowner 2-1
Marilyn Mammano	-Treasurer		
Dennis P. Farretta	-Secretary		
Nancy Clifford	-Member at Large		

The Board approved the September 22nd November 16th Minutes.

Dock Issues

Fire Line:

Marilyn told the Board that Fix-it-Fire has received the first of four checks to start the fire line project. Frank said that he was told, by Fix-It-Fire, that it would be our responsibility to get drawings and coordinate the City Tap hookup to the fire line.

Rocky stated that he was still trying to coordinate a meeting with our Attorney regarding the “3 motor boat” restriction.

Dock Fees

Marilyn passed out a proposal, for review, initiating an increase in the Dock Fees. Karen (Home Owner) interjected that she had not received a “30 day response” to her registered letter regarding the same subject. Dennis (secretary) will investigate and respond.

The Board discussed the proposal at length and agreed that there should be an increase to the dock fees. Rocky pointed out that despite there being a method for increasing dock fees relative to increases in the maintenance, this was not legally binding as the Rules and Regulations are not part of the Documents. Marilyn agreed and said we really need to get the lawyer to tell us how to establish the fees. Regardless, in fairness we needed to take action now.

Marilyn made a motion, based on her research and proposal, see attached, that the Board increases the Dock fees based upon the percentage increase that the maintenance went up from in 2005 to 2007, retroactive to August 2007. Frank seconded the Motion and the Board unanimously agreed.

Security Lights

The Board discussed the options with Solar Lighting for the Dock. Marilyn presented her “solar lighting” research and made a suggestion that we purchase one and see how it works and mounts.



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Frank made the motion that “we” purchase one of the Solar Lights (\$50.00 commercial grade), bond it to a pile and see how it works. Marilyn seconded and the Board agreed.

Marilyn mentioned that one of the two ladders has been installed on the pier at D4 and Michael (homeowner) volunteered to install the second ladder, similarly, on the west end.

Roofing:

Dennis said that Seeber Roofing came and inspected the Flat roofs. They have not sent an estimate yet. Michael (homeowner) verified that he saw Seeber Roofing doing an extensive inspection.

Frank said that he is meeting with PSI Roofing tomorrow (Wednesday) at 10am. He also passed out a brochure from another possible company for a third estimate.

Frank passed around a piece of roofing material which is the same type of product as our roof. The board recognizes that there is wood fascia damage in places.

Nancy stated that it is very important that the fascia boards be primed and painted first before being installed due to the termites and rotting.

Dennis told the board that he was having new insulation installed in his attic at a cost of \$900.00 from Home Depot.

Budget/Financial

Nancy said that she has now collected all of the, first “Fire Line” assessments. The second assessment was due on December 1st.

Marilyn discussed, in detail, the Budget for 2008. She suggested that we have a meeting soon to prepare for the Annual Meeting.

New Business:

Rocky told the board that he has the “Agreement” from the new attorneys, with their \$150.00 Retainer fee. He gave a copy to Marilyn to review.

Nancy made a suggestion that assessment “due dates” be due near the due dates of the maintenance. She indicated that it might help with the collection process. The Board agreed that it may be possible however it would depend on the urgency of the assessment.

The meeting was adjourned at 8:04pm.

Submitted by,

Dennis P. Farretta, Secretary.

Dennis Farretta, Secretary