



The Island Club Association, Inc.

Mailing Address:

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

A Townhouse Condominium **2011 Board of Directors Meeting Minutes**

Meeting took place on January 14th 2012 at 09:40AM pool side.

Attendees:

Frank Bosela

Marilyn Mammano

Nancy Clifford

Rocky Stone

Karen Dyer

ORGANIZATIONAL MEETING OF THE NEW BOARD!

A motion was made to elect Frank as President, Nancy for at Large, Marilyn for Treasurer, Karen for Secretary and Rocky for VP. Discussions ensued about what duties each had and who's job is who's and who would like to do what. At the end the same motion was made seconded and approved (4 yes and 1 abstained). Rocky will assist in transition of the Secretary duties to Karen.

New Board Member Posts:

Frank Bosela	- President
Rocky Stone	- Vice President
Marilyn Mammano	- Treasurer
Karen Dyer	- Secretary
Nancy Clifford	- Member at Large

New Board Business:

The Board decided to pay for the Amendments to Declaration out of the Reserve Account Other.

We discussed the automatically renewing contracts and the problems they represent. A review of these contracts will be undertaken.

The meeting was adjourned at 10:15AM.

Submitted by,

Kerry L. "Rocky" Stone
2011 Vice President & Secretary



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Minutes of the 2012 Board of Directors Meeting

Attendees: A sufficient number of board members were in attendance to meet a quorum.

Frank Bosela, President
Rocky Stone, Vice President
Marilyn Mammano, Treasurer

Karen Dyer, Secretary
Nancy Clifford, Member at Large
No additional owners were present

The meeting commenced at 10:03 AM, poolside on January 28, 2011

The Annual Meeting and Organizational Meeting Minutes were approved

Building Maintenance:

Front Walkway

Some may be aware of the Board's intention to remove the existing stepping stones, sod and plants to create an east/west walkway between the planting area and the parking lot. We are reviewing quotes for the walkway, landscaping, and fence repair/painting. Coordinating it is more complicated than it sounds. First existing plants will be removed, area must then be graded. Sprinklers will have to be moved. Next will be the repair and painting of the fencing. Then the walkway can be installed, and the planting area prepped and planted both along the fences and into the center courtyard. Landscaping will continue down the north/south walkways and out back in stages. We chose the front as the first stage for both curb appeal and safety sake. Quotes are being obtained and reviewed from landscapers, fencing contractors and paving companies. The funds for this project will come from our reserve "other" account.

East Building Plumbing

Rocky and Frank are looking into a solution for the replacement of the east building incoming water line. There is a product and process that lines the existing pipe and virtually installs a PVC type pipe inside. More research is necessary but sounds like an interesting alternative to another pipe on the building wall. This is the final one, so when done, we will have all renewed water pipes from our main connecting to each building's copper pipes feeding and all units.

Pool Modifications:

We were aware that the new drain that was required by code and was completed almost 2 years ago was only the first step. Although we were informed that the code no longer required the second step, it appears that some additional work may be required. Frank is researching.

Docks:

Pursuant to our Rules and Regulations the dockage fee must increase proportionately to any increase in the monthly maintenance payments which were increased for this year. It will be a minimal amount and we will send emails of the new fee to each boat owner soon.

The dock lighting project will be postponed until the existing projects are solidified.

Other Business:

Karen will re-group with our existing maintenance contracts and rental leases to ensure that those currently in place are performing as stated therein.

Welcome Christophe Kwiecinski, his wife Danielle and sons Luc and Sacha as the new owner of unit 1-3

Many thanks to Hank for his hard work on our sprinklers

And, yet another plea to use parking passes clearly visible when you have a guest using a guest spot.

The meeting was adjourned at 10:38 AM

Submitted by
Karen Dyer, Secretary

Published – February 22, 2010



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Frank Bosela, President

Karen Dyer, Secretary

Rocky Stone, Vice President

Nancy Clifford, Member at Large

Marilyn Mammano, Treasurer

No additional owners were present

The meeting commenced at 2:07 PM, poolside on February 11, 2012

The annual meeting minutes and the organizational meeting which followed the annual meeting were approved.

Treasurer's Report The bank balances were provided and reviewed by each board member

Dock and Dock Fees

There was much discussion over the way our Rules and Regulations were written originally which reflects on the amount of the dock use fee for 2012. We are in agreement that the Rules and Regulations must be re-written to address how the funds from the docks may or may not be used. Rocky will put together a draft which the Board will address at a subsequent meeting. Please check the posted agendas. Changes to our Rules and Regulations require a 75% owner vote to take affect, so you may want to attend the meeting so you fully understand what you are voting on when the time comes. Since the Rules and Regulations state that "the dock fee shall increase at the same percentage as our maintenance fee", the 2012 dock fee is \$4.30 per foot per month. Marilyn will notify boat owners to comply effective January 1, 2012 when the maintenance was increased.

Walkway Project Florida Pavers adjusted their bid after meeting with Marilyn and Rocky and realizing they had made an error. The new bid is \$3,372 for the material and labor for the walkway only portion of the project using the same pavers as those on the pool deck. There was discussion on that type of paver versus a more updated style. A motion was made, and a vote taken and passed 4 to 1 that we move forward with Florida Pavers as bid. Discussion continued regarding the notion that the ownership should or could have some say in the styling of the walkway, and the logistics of putting this project together with each element done by a different contractor. There are many major elements; removing all existing plant material (including center courtyard) and grass between fences and parking lot, leveling planting area with new walkway, fence repairs and painting, moving sprinkler pipes and heads, replacing (3) water shut off boxes, and prepping and planting of new the landscaping.

Old Business

It was learned that our legal firm, if notified of a foreclosure pending, would not notify us but take action at our expense which is not a good idea. Rocky will be taking over as our registered agent so that any such notices will come to him. Then we can decide to bring it to the attorney's attention for action at that time or not.

Rocky reported that he had updated our website with contact information for our vendors and the residents.

Marilyn provided Karen with the necessary information for me to get our contracts cleaned up.

The meeting was adjourned at 3:30

Submitted by

Karen Dyer, Secretary

Published – 3/22/12



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Frank Bosela, President

Karen Dyer, Secretary

Rocky Stone, Vice President

Marilyn Mammano, Treasurer

No additional owners were present

The meeting commenced at 10:11 AM, poolside on March 18, 2012

Treasurer's Report

Marilyn provided the account balances to the secretary for filing.

Walkway Project

Karen presented additional quotes by landscape companies who would handle the entire project; (excluding the fence repairs and painting) and including removing plant material, grading, moving sprinklers, installing walkway, prepping plant areas, supplying plants and planting. When broken down, the charge for the walkway materials and installation was much higher than the bid that was voted on at the last meeting. We discussed the plant material choices of this landscaper which is not written in stone. Rocky presented quotes for plant material removal from Master Grass (who does our lawn), and fence repairs/painting from J&B (who is the guy who built and installed the pump "room" cover and has done other fence repairs). After some discussion, and in an effort to move forward, motions were made to go ahead with both of these vendors and were passed unanimously. Discussion continued regarding paver style and type and it was decided to get some sample boards to review. It would seem that at this time we will ask the original paving company to quote the walkway only project again perhaps with a different style paver. We will let everyone know when the samples are available for your viewing. Karen will have the landscapers quote the prepping planting beds, supplying plants and planting only, and Rocky has a company he would like to have do the same.

Old Business

Rocky presented a brochure on interesting 120V fluorescent lights for the dock. We are focusing on the front project but haven't forgotten the dock lights. Karen has received contract documents and will be speaking with some vendors to try to get the prices back in check. Since the A/C tower water is treated by Watertron, under contract, and has an excessive amount of algae in it, Marilyn will contract them to get that treatment done.

Schedule Update as of Publishing:

Work should begin the week of March 25th on some of the plant material removing. The fence work is scheduled to begin the first week of April

The meeting was adjourned at 11:00 AM

Submitted by
Karen Dyer, Secretary

Published - April 4, 2012



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Minutes of the Board of Directors Meeting

Attendees: A sufficient number of board members were in attendance to meet a quorum.

Frank Bosela, President

Rocky Stone, Vice President

Karen Dyer, Secretary

Marilyn Mammano, Treasurer

No additional owners were present

The meeting commenced at 6:00 PM, in the east walkway on April 29, 2011

Meeting Minutes: With the date changed from January 28, 2011 to January 28, 2012 on the January minutes, the minutes were approved for January 28, 2012, February 11, 2012, and March 18, 2012 bringing approval of all first quarter 2012 meeting minutes.

Treasurer's Report: The first quarter 2012 financials are available to all owners by contacting Marilyn or Karen.

Insurance: Property insurance has been renewed for the May 10, 2012 to May 9, 2013. There was an increase in the premium of approximately \$2800/year. Anyone who needs information for their mortgage company should continue to contact Michelle Chung at 954-760-7699 ext. 7117 or email her at mchung@niagroup.com.

Waste Management: By a unanimous vote of the Board members present the contract with Waste Management was terminated and a contract signed with Ace Waste at a substantial savings. The service itself remains the same. Please be sure nothing is left outside of any of the bins, and nothing toxic is placed in any of the bins. We could suffer a stiff fine for paint cans, tires, etc.

Walkway Project: Rain has delayed the fence painting, but the front should be completed soon. The next steps are to prepare the sprinkler system, choose a paver pattern and rebid the paving contract. When that is done members will vote on whether to go forward with the project, as it is a material alteration to the property.

Board Certification: All Board members are required by State statute to certify that they have read and understand the Condominium documents or complete a state approved course. Rocky and Marilyn completed the Board Certification Course given by Becker and Poliakoff. Unfortunately, Board members Nancy, Karen and Frank were not able to attend, but have signed the State Directors Certification Form thereby affirming that they have read and understand the documents.

The meeting was adjourned at 6:50 PM

Submitted by
Karen Dyer, Secretary

Published – May 21, 2012



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Minutes of the Board of Directors Meeting

Attendees: A sufficient number of board members were in attendance to meet a quorum.

Frank Bosela, President

Karen Dyer, Secretary

Rocky Stone, Vice President

Nancy Clifford, Member at Large

Marilyn Mammano, Treasurer

No additional owners were present

The meeting commenced at 7:34 PM by the pool on June 14, 2012

Meeting Minutes: The Minutes of the April 29, 2012 meeting were approved by all Board members

Treasurer's Report: The monthly bank balances were provided to Secretary for filing. Treasurer announced that the note on our insurance coverage was sold to AFCO, a large servicer. Marilyn has set up the new automatic payments.

Waste Services: By a unanimous vote of the Board members we will add an additional pick up of the recycle bin.
NOTE: The new pick up days are Tuesday and Friday.

Fence Repairs: Rocky announced that the fences are getting close to being completed. Some further damaged areas had to be added to the scope of work along the way which added approximately \$900.00 to the original quote. This fence work was more than just the front walkway project. It was also in preparation for hurricane season.

Walkway Project: The Board spent most of the meeting going over brochures and choosing a few cement paver styles and colors. Marilyn volunteered to go to Perfect Pavers and get samples in the next few days. Landscapers prefer to quote the landscaping costs after the walkway is complete in order to better determine the design, plants and costs. We will have the 3 necessary quotes and designs at that time.

Nancy voiced concern over the depth of the step up and down from the new walkway to the existing chattahoochee walkways. The consensus was that it won't be much different. There is no way to know until the area is leveled. We will revisit that concern then.

Once the paver style and colors are chosen, there will be a vote of all Association members to determine if the project moves forward as chosen.

The meeting was adjourned at 8:32 PM

Submitted by
Karen Dyer, Secretary

Published July 13, 2012



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Attendees: A sufficient number of board members were in attendance to meet a quorum.

Frank Bosela, President
Rocky Stone, Vice President
Marilyn Mammano, Treasurer

Karen Dyer, Secretary
Nancy Clifford, Member at Large
No additional owners were present

The meeting commenced at 8:19 PM by the pool on July 23, 2012

Meeting Minutes: The Minutes of the 6/14/2012 meeting were approved by all Board members

Treasurer's Report: The Treasurer provided the financial report for the first half of 2012 to the Secretary for filing. Anyone wanting a copy may contact either Marilyn or Karen. Nancy reported that all monthly maintenance and dock fees were collected for July.

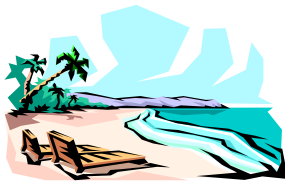
Walkway Project: The Board voted on both the paver style and color. By a 3 to 2 vote the style is called "Old Miami" and by a 4 to 1 vote the color is call "Habana". **NOTE: The chosen sample is inside the bumper in the center courtyard guest spot and the thicker paver is only to show the depth of the actual paver that will be used.**
A meeting date notice will be emailed, delivered to those without email addresses and posted by the mailbox shortly. Please try to attend.

New Business: The flat roof gutter on the northern side of the east walkway has pulled away. Rocky and Frank believe that the beams they are drilled into are rotted. Frank will contact roofing companies for necessary repairs.
Marilyn reported that the West walkway columns have been stripped of rust, epoxied and painted. She will move onto the Center Walkway if someone agrees to help her.

The meeting was adjourned at 9:02 PM

Submitted by
Karen Dyer, Secretary

Published July 27, 2012



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Minutes of the Board of Directors Meeting

Attendees: A sufficient number of board members were in attendance to meet a quorum.

Frank Bosela, President
Rocky Stone, Vice President
Marilyn Mammano, Treasurer

Karen Dyer, Secretary
Nancy Clifford, Member at Large
Christophe Kwiecinski, Unit 1-3

The meeting commenced at 5:35 PM by the pool on September 10, 2012

Meeting Minutes: The Minutes of the July 23, 2012 Board meeting and the Aug 11, 2012 Membership meeting were approved by all Board members

Treasurer's Report: Bank account balances were provided to the secretary for filing and reviewed by the president

Walkway Project: The Board reviewed the re-bids for the walkway and sprinkler work and voted. Perfect Pavers will be doing the walkway, and Centamore Sprinkler will be doing the sprinklers. Both are Fort Lauderdale companies with good reputations locally and with the Better Business Bureau.

New Business: The owner of unit 1-3 requested the Board's approval for the installation of a new screen door on the entry. Board members looked at the door and granted the approval.

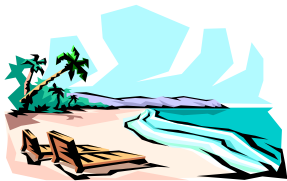
There was discussion regarding the East walkway flat roof and gutter. Frank met with roofers and discussed the alternatives; repairs, replacement, options. We will be getting bids on all of the options.

The meeting was adjourned at 6:39 PM

NOTES: Since the meeting we have learned that Perfect Pavers have received the pavers for our project and filed for the permit. Once the permit is in, they will coordinate with Centamore to schedule the job. They anticipate it to be a 3-day project. They will need all of the guest spots for equipment and materials. Cars will need to be parked as far back as possible without going over the white line at the swale. Those units with 2 cars will have to make arrangements to leave the second car elsewhere at least during the day.

Submitted by
Karen Dyer, Secretary

Published – October 18, 2012



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Frank Bosela, President
Rocky Stone, Vice President
Marilyn Mammano, Treasurer

Karen Dyer, Secretary
Nancy Clifford, Member at Large
Christophe Kwiecinski, Unit 1-3
Hank Fylstra, Unit 1-2

The meeting commenced at 7:12 PM, poolside on October 30, 2012

Meeting Minutes: The Minutes of the September 10, 2012 Board Meeting were approved by all board members

Treasurer's Report: Marilyn passed around the account balances and reported that the 2013 budget should be on target with the savings from the change in waste services. We noted that, as hard as it is to believe, it is nearing time for a budget meeting and distribution of information for the 2013 annual meeting.

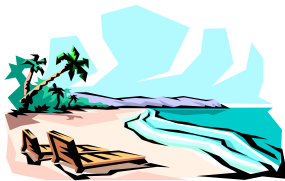
Eave Vents: Karen will contact Tony O'bier, our roofer, to take care of those vents that need work and ask all owners to let her know of any problem vents in their patio area. Work will be scheduled as soon as possible.

West Walkway Roof: Frank has met with roofers (our roofer doesn't work on flat roofs). There is also a substantial repair that is being researched to avoid replacing the whole roof at this time. Frank has information on new aluminum roofs and Karen and Marilyn are looking into awning types.

The meeting was adjourned at 7:48 PM

Submitted By,
Karen Dyer, Secretary

Published November 2012



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Attendees: A sufficient number of board members were in attendance to meet a quorum.

Rocky Stone, Vice President
Marilyn Mammano, Treasurer
Karen Dyer, Secretary

Nancy Clifford, Member at Large
No additional owners were present

The meeting commenced at 7:03 PM, in the East walkway on December 13, 2012

- Walkway Update:** The walkway is complete, paid in full, the permit has been closed and the release of lien has been provided to the treasurer.
- Landscaping:** Karen has gotten a quote. Rocky reported that due to severe weather in growing areas his landscaper is having a difficult time finding quality plants. Marilyn reported that she has not yet contacted the company she had planned to. We need more quotes, and once obtained, will be moving forward with that improvement. Karen will provide board members with the specifics and photos of the quote we do have now.
- Annual Meeting:** The paperwork required by the state was reviewed and will be emailed and postal mailed to each owner on or before 14 days prior to the meeting date of January 12, 2013
- 2013 Budget:** The 2013 budget was reviewed and further explained by the treasurer. All looks good for no increase in the monthly maintenance fees for 2013
- Code Violations:** Our fire extinguishers are certified annually, but they neglected to do the ones for the fireline boxes on the docks. We were also told that the backflow on the fineline pump system must now be certified as well. Marilyn will have all of this will be taken care of before the city imposed deadline.
- Termite Inspection:** Terminix was out to do the regular inspections and treat as needed. They, however, have not been in our attics for too long. We will have to organize that to be done in the near future. We also need to have the traps for Formosan termites on the patios checked. We will give some notice and need your cooperation to accomplish these tasks.
- Eave Vents:** All of the necessary repairs or replacements have be completed
- New Business:** We decided to email all notices to each owner as well as posting by the mailbox to help ensure all are aware of the happenings at the Island Club

The meeting was adjourned at 8:13 PM

Submitted By,
Karen Dyer, Secretary

Published December 17, 2012