

THE ISLAND CLUB ASSOCIATION, INC.

A Townhouse Condominium

Mailing Address:
PO Box 460278
Fort Lauderdale, FL 33346
www.theislandclub.org

Minutes of the 2013 Organizational Meeting

**A sufficient number of association members were in attendance or represented by proxy to meet a quorum.
In Attendance Were:**

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

Nancy Clifford, Member at Large
Edna Rosen
Patricia Young

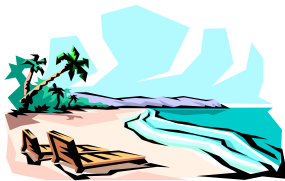
The meeting commenced at 10:12 AM poolside

Karen again voiced her concern that the manner in which the accounting is being done does not allow for certain reports to be generated or a clear day to day understanding of where we are financially. This is not in accordance with “general accounting practices for business” which is required by both our documents and the state statutes. Since Karen does heavy accounting in her work and knows the necessary software well to produce the types of reports required, she again proposed to take over the treasury position, freeing up both Nancy and Marilyn for the secretary’s position. Rocky made a motion to keep the positions as they were and the motion passed 4 to 1. The positions will remain the same as 2012 as noted above.

The Meeting was adjourned at 10:20 AM

Submitted by
Karen Dyer, Secretary

Published 1/29/13



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Minutes of the 2013 Board of Directors Meeting

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 9:00 AM, poolside on February 23, 2013

Landscaping:

Rocky presented a quote which is very general in description of design and plant material. The cost was within \$5.00 of the earlier quote presented by Karen. Discussion regarding the downspouts and potential flooding of the planting areas resulted in deciding we would look into that issue. French drains or raised beds are potential cures. We will research. Also discussed were the plant options. Some felt that the board should decide what plants are used, while Karen pointed out that we are paying for landscape design with professional landscapers and perhaps making that decision ourselves wasn't the best way to go. We are aware of a water issue at the brick electric building planting area. A vote was taken and passed to have that plant material removed so we can see what is causing that flooding.

Walkway Roofs:

A vote was taken and passed to have O'Bier Roofing look at the East walkway roof and provide a solution and quote.

Docks:

Frank and Marilyn will get together on determining what sealing product was used before so we can move forward with getting the decking and pilings sealed as soon as possible. In order to accommodate Christophe's large boat we must take a membership vote to change the wording of our rules and regulations. Rocky will prepare that verbiage and the necessary documents to schedule a membership meeting and vote.

New Business:

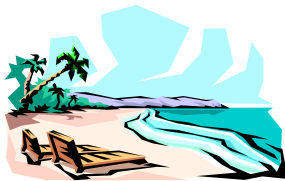
Frank presented preliminary figures and estimates on the life expectancy of big dollar maintenance items, (roofs, pool, air conditioning tower, etc) to help determine where we are with reserves and being prepared when those replacement or major repairs will be necessary. We will continue research to be as accurate as possible with those estimates of life expectancy and cost.

Frank would like to hold scheduled Board of Directors at 9:00 AM the 3rd Saturday of each month. This would give everyone advanced notice of when meetings would be held so we could plan accordingly. The board unanimously agreed.

The meeting was adjourned at 10:10 AM

Note: Regrettably, the Board was not able to gather with a quorum on the 3rd Saturday of March

Published April 5, 2013



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

Nancy Clifford, Member at Large
Hank Fylstra

The meeting commenced at 6:00 PM, poolside on April 8, 2013

Meeting Minutes: Minutes of the October 30, 2012, December 13, 2012, and February 23, 2013 Board of Directors meetings were approved as well as the 2013 Annual Meeting, Organizational Meeting and Budget Meeting all held on January 12, 2013.

Treasurer's Report: Marilyn read the bank balances as follows: Operating Account-\$13,566.13, Dock Account-\$8,564.30, Reserve Account Other-\$16,713.56, and Reserve Replacement-\$27,629.40, and noted that the operating account does not include some outstanding checks. The first quarter 2013 financial report is available to owners.

Landscaping: Some board members feel it is important to have a visual of how various designs and plant choices would look. Some of you may remember Maria Miller who lived in unit 1-3. She is a landscape designer and will be contacted for her input. We will get a quote from her to put design ideas on paper. We still have some drainage issues to finalize. Fortunately the flooding area in the center courtyard is simply the downspout so that is a fairly easy fix.

Docks: We will be purchasing the same product for the resealing of the docks. Mark Watters, who painted the walkway posts, will be hired to apply the product at a cost of \$17.00 per hour. Marilyn offered to use her own pressure washer and prepare the surfaces at the same hourly rate.

Some board members have great concern with regard to liability coverage for a boat docked outside of the dolphin piles. Karen will discuss with our insurance agent and keep board members informed.

Walkway Roofs: With a unanimous vote, Tony O'Bier Roofing will be repairing the east and west walkway roofs at a total cost of \$3,150.00.

Insurance: At the suggestion of our insurance agent we will hire an appraiser to provide a new Replacement Value Cost (RVC) appraisal since our last one is about 5 years old. The cost for the appraisal is \$500.00.

Termite Inspections: Nancy announced that Ashley and Helen Bowditch, unit 2-6, have volunteered to organize and participate in the attic inspections. Once a firm date is established we will post and email all owners with hopefully 30 days notice. Everyone's cooperation is needed. A big thanks to Helen and Ashley!

New Business: Some pet owners are not abiding by the Island Club Rules and Regulations. A notice and emails will be sent which clearly states those rules.

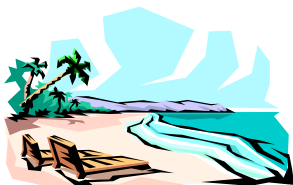
Donna Bednarek has been filing our Corp. taxes for the last few years. Karen will call her to see if she has done 2012.

Frank would like to start thinking about a system for paid power in the parking lot for electric cars and Marilyn, who is the President of the Harbordale Civic Assn, warned that the city is getting anxious about sidewalks on all of the city roads. If any of us are thinking about new cars, we should be thinking small if you will have 2 vehicles. Just food for thought at this point

The meeting was adjourned at 6:54 PM

Submitted By,
Karen Dyer, Secretary

Published April 30, 2013



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

Frank Bosela, President
Marilyn Mammano, Treasurer
Karen Dyer, Secretary

Nancy Clifford, Member at Large
No additional owners were present

The meeting commenced at 7:06 PM, poolside on May 23, 2013

The minutes of the April 8, 2013 Board of Directors meeting were approved.

Walkway Roofs

Tony O'bier Roofing completed the East and West walkway repairs. Although we recognize that this is a temporary fix, it was a success and money well spent. We still must save for the more permanent solution.

Treasurer's Report:

Marilyn reported the bank balances as follows: Operating Account: \$16,322.89, Dock Account: \$8,564.44, Reserve Other Account: \$16,713.83, Reserve Replacement Account \$27,629.85.

Insurance:

The new appraisal came in with very little change. The insurance for 2012-2013 is in place and payments of \$3,196 per month (an increase of \$2,000 per year) have been scheduled. Note that we pay the annual amount over a 10 month period so the monthly expenses from the operating account decreases by the premium for April and May. We are covered at \$100%.

Dock:

There has been a delay in obtaining the specific product for the dock. We should be able get it soon and will move forward as planned.

Window Request:

The board had received a request from unit 2-10 for approval of the stats and drawings for new impact windows. They are identical to others on the property and the board approved this request.

Landscaping:

We allotted \$300.00 for drawings of new landscape designs

New Business:

Master Grass will be scheduled to do our annual hurricane season trimming. We are getting unhappy with their lawn people who are suppose to be removing debris around the common areas. Dale, the owner, is not overseeing his crew as he used to and we will discuss the issue with him. On that subject, unit owners are responsible for the care of their patio plantings and the removal of the debris. Under no circumstances should anyone be leaving patio debris in or around the common areas.

Rocky was able to make the meeting around 7:30 and was briefed on what had transpired to that point. The owner of our pool service passed away a couple of months ago and our service was taken over by his sons. We will go over what we expect them to do with the sons because it appears they have not been as reliable as their father in the quality of work.

A prospective tenant for unit 1-1 has provided the required documents and we are awaiting the results of the background check.

The meeting was adjourned at 7:46 PM

Submitted by,
Karen Dyer, Secretary

Published June 13, 2013



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

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

The meeting commenced at 9:00 AM, poolside on August 10, 2013

Meeting Minutes:

All distributed minutes have been approved. It was noted that the July meeting, at which neither the Secretary nor the VP were able to attend and the recorder was inoperable, will have to be produced by a board member who was present.

Treasurer's Report:

Marilyn read the bank balances as follows: Operating Account-\$11,969.96, Dock Account-\$8,564.88, Reserve Account Other-\$17,464.70, and Reserve Replacement-\$28,381.27.40, and noted that the first and second quarter 2013 financial reports are available to owners.

Landscaping:

Quotes are in for designs and renderings of new landscaping. Livingston Landscapes and Design quoted \$300.00 for the design and rendering work and will credit that back on the job quote if chosen, and Plant Professionals quoted \$500.00 for 2 different designs and will credit 50% back if chosen. These quotes both include design and renderings of the back as well for a cohesive look. Phase one will be the front and center courtyard. They will each supply us with addresses of some of their jobs as well as references for us to check out before we choose who we will have submit their design(s) and rendering(s). Once the company is chosen they will come out to meet with the board to get our input. Both companies also provide landscape maintenance which we are considering.

Docks:

Weather continues to delay the dock sealing. The product is excellent but requires the right preparation of the surface and specific conditions for application.

Walkway Roof:

Rocky reiterated the need for action of the East walkway trusses, beams and posts so the gutter can be re-installed. Karen will determine who we had replace beams before and report to the board, and Frank will get back on it. **Note:** Karen has since reported that the company who did the work in the past has moved up the coast and no longer services Broward County.

Pool:

The pool was closed because the pump was inoperable. Rocky, along with Ryan our pool maintenance guy, worked on getting the pump repaired/rebuilt as needed and Mike Limutti, unit 2-1, replaced the corroded outlet and wiring to the pump for which he deserves a big thank you! A clean up of the pump room was done and the dock light fixtures were boxed up and put in the Associations storage unit for potential later use.

Old Business:

Nancy will check into the Terminix inspections of the attics.

New Business:

The owners of unit 1-3 let us know that they will be attempting to rent their place for a year. Any owner selling or renting should review our documents to be sure to understand the process and what information and forms must be provided to the board. It was suggested and discussed that we remove the password protect for access to our Applications, Declaration, By-Laws, Rules and Regulations and any amendments to same. A motion was made and a vote taken which passed 4 to 1.

The meeting was adjourned at 10:15 AM

Submitted By,
Karen Dyer, Secretary

Published September 23, 2013



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

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

The meeting commenced at 9:03 AM, poolside on September 14, 2013

Landscaping:

References and other considerations on both Livingston Landscaping and Design and Plant Professionals were reviewed and a unanimous vote taken to sign with Plant Professionals. They will provide the following: Two complete designs which will include an estimate with a detailed description of plant material, quantity, height and pot size. Additionally, they will do a colored, 3 dimensional landscape view rendering for the front and the back. 50% of the \$500.00 design costs will be reduced off each project's job when they commence. We decided to try to set them up to come and discuss ideas with us on Monday September 23, 2013

Treasurer's Report:

Marilyn read the bank balances as follows: Operating Account-\$11,203.11, Dock Account-\$8,565.03, Reserve Account Other-\$17,465.0, and Reserve Replacement-\$28,381.75.

Docks:

The docks were pressure washed the last week in August. The contractor we hired for the job told us once that was completed that he could not move forward with the sealing portion of the job, and we asked the dock people who originally did the docks to quote doing it for us again. They charge \$2.00 sq ft. but never came out to measure or returned calls. We estimate between \$1200 and \$1400, but are still waiting for him to respond. ***Note: We since heard back from one who did the pressure washing and he is back to scheduling to complete the job.***

New Business:

We will be getting a quote from the owner of Master Grass, our lawn service provider, on having his landscaping crew come out to keep the palms out back cleaned up. We will start with once monthly service

The A/C was down for a short time for electrical work. Thanks go out to Rocky and Ashley for troubleshooting and replacing the circuit breaker.

Tony O'Bier Roofing has been out for some main roof repairs and discovered rotted fascia boards in the center courtyard. We will have to have the gutters taken down to give them access to replace the fascia as necessary and then have the gutters re-installed. Frank will contact gutter people.

The meeting was adjourned at 9:23 AM

Submitted By,
Karen Dyer, Secretary

Published August 4, 2013



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Rocky Stone, Vice President
Marilyn Mammano, Treasurer

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

The meeting commenced at 5:30 PM, poolside on September 23, 2013

Landscaping:

The Plant Professionals representative, Britney Aniol, met with the Board. We discussed her ideas, and voiced some of ours. She brought up a lot of different possibilities and will take the water challenges under consideration when designing the plans. We moved forward with the payment and expect to be seeing her again with the design renderings within the next two weeks. She did mention that they are slowly catching up with projects already underway after all the rain and that they have a large holiday season business with decorations and lighting.

Docks:

This has turned into quite the challenge for us. Now we have been forced to give up on the two companies who said they were going to do the dock sealing and are calling others for quotes.

New Business:

An application was received for the rental of unit 1-3

The meeting was adjourned at 6:35 PM

Submitted By,
Karen Dyer, Secretary

Published August 4, 2013



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

Karen Dyer, Secretary

No other owners were present

The meeting commenced at 5:32 PM, poolside on October 14, 2013

Landscaping:

We received the quote with the list of plant materials, and the design images from Plant Professionals. Rocky presented a list of comments (and mentioned he had spoken to Nancy before she left to get her input as well). Marilyn will include Rocky's comments with hers and email them to their designer, Brittany.

Docks:

The Board voted to have Joe Harper schedule the dock sealing project as soon as possible. Joe did the sealing of the docks when built and is fully familiar with the quirks of the product used.

The meeting was adjourned at 6:35 PM

Submitted By,
Karen Dyer, Secretary

NOTE: With-in days of the meeting, Marilyn heard back from Brittany at Plant Professionals saying that they were refunding the \$250.00 design fee and declining the job.

Published November 14, 2013



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Rocky Stone, Vice President
Marilyn Mammano, Treasurer

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

The meeting commenced at 7:40 PM, in the East walkway on November 25, 2013

Minutes: The October 14, 2013 Meeting Minutes were approved

Treasures Report: Marilyn reported the bank balances as of 11/23/13 as follows: Operating Account \$19,375.36, Dock Account \$8565.32, Reserve Other Account \$18,965.59 and Reserve Replacement Account \$29,882.70

Windows: The Board unanimously approved the windows for unit 2-4 conditioned upon our receipt of the contractor's license, proof of insurances and permitting.

Docks: Joe Harper has completed the sealing of the pilings, fingers and dock and did a good job. His invoice didn't reflect a credit due for the product that we supplied. We can let you know the total once the correction is made.

The Board reviewed all of the information regarding the new solar dock lights, and unanimously voted to move forward at a cost of \$3,880. We are getting free installation and shipping in exchange for them using our docks for a professional photo shoot for their 2014 brochure and website. We're going to be famous!! The products are the latest solar technology and we think will be the perfect lighting for the area. They should be installed with-in the first 2 weeks of December.

Jason, the resident in unit 3-1, has provided the proper paperwork and will be moving his boat in by a unanimous vote of the Board

Roofs: Frank and Rocky are diligently working on contractors for both the flat roof trusses, and the main roof center courtyard fascia board replacements to avoid further main roof damage.

Landscaping: We never heard back from our second choice for the project. Will contact them and bring others out after the Thanksgiving holiday.

Annual Meeting: Look for your second notice of the annual meeting and all that includes.

The meeting was adjourned at 8:27 PM

Submitted By,
Karen Dyer, Secretary

Published December 6, 2013