



# The Island Club Association, Inc.

## Mailing Address:

1501 South East 15th Street - Office  
Ft. Lauderdale, FL 33316-2787  
[www.theislandclub.org](http://www.theislandclub.org)

## A Townhouse Condominium

### Board of Directors Organizational Meeting Minutes

This Meeting took place on January 14, 2017 after the Annual Meeting in the east hallway.

#### Attendees:

Frank Bosela (FB) - President

Rich Andres (RA) - Vice President

Rocky Stone (RS) - Secretary

Marilyn Mammano (MM) - Treasurer

Dennis Ferretta (DF) - Member at Large

OWNERS attending: none

The meeting was called to order at 10:45AM, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

- None – Minutes for the future were discussed – Rich will prepare the minutes at the meetings, Marilyn will substitute for Rich

#### Elections of Officers:

- A vote was taken to keep the same Board members as last year, assigned the same positions.

#### Discussions:

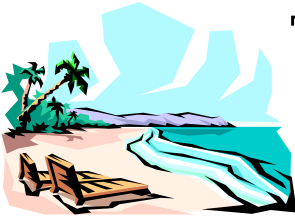
- Response to (negative) Email from Kathy (Unit 3-3) will be made by Marilyn (documents will be sent as required by the State).
- Meeting Minutes / Assessment Notice will be sent to the Members Post Haste.
- The Roofing contractors will be contacted to get final contracts and be informed that we have executed an Assessment for payment monies and the contract needs to be sent to our Attorney (Rich).
- Discussion of collections and how to handle any non-payments were conducted in preparation. Any non-payments will be cause for placing a Lean on the offending Unit!
- A notice will be sent by Marilyn concerning the outstanding Maintenance payments from Unit 3-1.
- Unit 2-7 sale application is in process.
- Pest contracts need to be reviewed (Marilyn).
- Use of a Management company will be reviewed (Marilyn).

#### Motions & Votes:

- A motion was made by MM that Rich will do the meeting minutes (Marilyn will sub as needed). FB second, the motion was passed unanimously.
- FB made a motion to adjourn. RS seconded, and unanimously approved.

This meeting was adjourned at 11:30AM. This meeting was electronically recorded.

Submitted by: Kerry L. "Rocky" Stone - 2017 Secretary



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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on January 23, 2017 at 7:00PM in the east hallway.

**Attendees:**

Frank Bosela (FB) - President

Rocky Stone (RS) - Secretary

Dennis Ferretta (DF) -Member at Large

OWNERS attending: none

Rich Andres (RA) - Vice President

Marilyn Mammano (MM) - Treasurer

The meeting was called to order at 7:12PM, roll call conducted and Board attendance verified for a Quorum.

**Minute's approval:**

- RS reported Special Assessment minutes were published and approved with the wrong date and unit 3-1 absent. A motion was made by MM to amend minutes to correct errors, FB second, all voted in favor.
- RS reported Annual Meeting Minutes are prepared for publishing A motion made by MM to approve, FB second, all voted in favor.

**Treasurers Report:**

- Treasurer gave financial report and as always is available upon request from Secretary.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

**Discussions:**

- Chase roofing contract was discussed and Marilyn said she would contact Chase for some more clarifications about the contract and the payment schedule of 25% up front plus 50% before work starts needs to be adjusted. We have three quotes for roofs: Chase, Pritt, and Nast. We are leaning toward Chase because they have done good work in past repairs and have supplied a competitive quote. Frank to get 1 more quote for gutters. Contract needs to be sent to the Attorney.
- A discussion was had around door replacement; Units 2-10 and 1-4 want to replace their doors and the permit will be good for 90 days.
- Unit 2-7 interview for purchase was done today at 6:30PM and the new owner was approved. Unit 3-3 contract has been received. A notice will be sent that current owner's boat must be gone by the closing date. We have not received any word on rental of 3-4 and sale of 1-5.
- Pest contracts need to be reviewed (Marilyn).

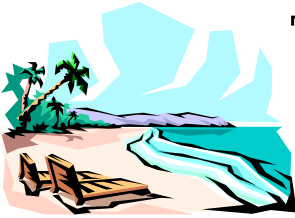
**Motions & Votes:**

- A motion was made DF to approve door replacement specs for Units 2-10 and 1-4. FB second, the motion was passed unanimously.
- FB made a motion to adjourn. MM seconded, and unanimously approved.

This meeting was adjourned at 07:52PM. This meeting was electronically recorded.

Recorded by: Rich Andres & Submitted by: Kerry L. "Rocky" Stone - 2017 Secretary

Published - March 1, 2017



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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on February 16, 2017 at 07:06PM in the east hallway.

**Attendees:**

Frank Bosela	- President	Marilyn Mammano	- Treasurer
Rocky Stone	- Secretary	Dennis Ferretta	- Member at Large
Members present:	Pat Young		

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

**Minute's approval:**

No minutes ready for approval.

**Treasurers Report:**

Treasurer report was present and outstanding collections were reported and resolutions discussed.

**Discussions:**

- 1) Roof contract: Proposed changes to the contract by the lawyer were reviewed and discussed at length. The lawyer suggested he make the changes to the contract and work with Chase to implement and negotiate their approval. There was a discussion around the payment structure to Chase based on the fact we have 3 roofs and this will be discussed with our lawyer, by Rocky.
- 2) Sales and Rentals: Unit 2-7 and 3-3 new owners have closed. Paperwork was received for 1-5 and for 2-1. More paperwork
- 3) The foreclosure proceedings on Unit 2-5 status were discussed and our lawyer has suggested she thinks maybe processed by EOY.
- 4) Fence post between Units 1-4 and 1-5 needs replacement, Frank and Dennis say they will replace.
- 5) Water supply lines replacement for East building was once again discussed, Frank will look into resolution2

**Motions & Votes:**

FB made a motion to adjourn the meeting, MM seconded and all voted in favor.

This meeting was adjourned at 07:42PM. This meeting was electronically recorded.

Submitted by Kerry L. "Rocky" Stone - 2017 Secretary



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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on March 1, 2017 at 07:15PM in the east hallway.

#### Attendees:

Frank Bosela	- President	Rich Andres	- Vice President
Rocky Stone	- Secretary	Dennis Ferretta	- Member at Large
Members present:	Pat Young	Emily Ziegler (arrived mid-mtg)	

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

Some board meeting minutes have been sent for review but all members have not read as yet. No minutes approved.

#### Treasurers Report:

Treasurer was not present and thus no Treasurer's report was given.

#### Discussions:

- 1) Roof contract: Was sent to the lawyer last week and he has been in contact with Steve from Chase Roofing. The lawyer sent a draft of a new contract to Chase for approval by this Friday 3/3/17. There was a lengthy discussion around the payment structure to Chase that will be sent for the lawyer to address with Chase. There was also a lengthy discussion around assessment payments and if people are late that liens will be placed on those delinquent condos immediately.
- 2) Departure of Marilyn Mammano as Treasurer: A discussion was had around how the treasurer's responsibilities will be reassigned. If more people do not volunteer for the board, there was also a discussion about getting a management company involved.
- 3) Sales and Rentals: All paperwork was processed and the interview for 1-5 was completed today. 2-1 paperwork has been processed and interview needs to be completed by 3/15. An application and contract has been submitted for 3-1 and processing will start as soon as outstanding questions are answered.
- 4) Doors and Windows: Emily Ziegler is having her patio doors replaced and said she will send in the specs to have approved.
- 5) The Fence post between units 1-4 and 1-5 was to be replaced by members, we will now call the handyman for a quote.
- 6) Pest control contracts need to be reviewed, Frank will contact vendors.
- 7) Satellite dishes: It was discussed that there are a large number of satellite dishes around the property that are not in use. Dennis said he will volunteer to go around this weekend and take down the ones that are not used.
- 8) Emily volunteered to get some other Insurance quotes for this coming renewal.
- 9) A/C tower maintenance was discussed.
- 10) Foreclosure proceedings on Unit 2-5 are being tracked.

#### Motions & Votes:

FB made a motion to adjourn the meeting, RS seconded and all voted in favor.

This meeting was adjourned at 08:40PM. This meeting was electronically recorded.

Recorded by Rich Andres – Submitted by Kerry L. "Rocky" Stone - 2017 Secretary



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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on March 9, 2017 at 06:49PM in the east hallway.

#### Attendees:

Frank Bosela	- President	Rich Andres	- Vice President
Rocky Stone	- Secretary	Marilyn Mammano	- Treasurer
Dennis Ferretta	- Member at Large		
Owners present:	Pat Young		

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

January organizational meeting (1/14/2017) and 1<sup>st</sup> board meeting minutes (1/23/2017) were voted to be approved. Motion to approve was made by MM, second by RA, all voted in favor.

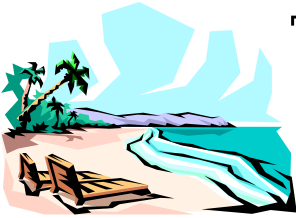
#### Treasurers Report:

MM reported current balances in all operating and reserve accounts and Maintenance and Assessment payments were reviewed. As always, account statements for all accounts can be requested by any owner at any time. Please email the treasurer to get a copy of these statements.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- **Roof Status:** Our attorney has recommended some additional language be placed in the contract. The board discussed and accepted these terms around timelines and payment schedules. RA spoke with Steve from Chase Roofing earlier in the week and discussed the changes the city may require to the lower pitched, edges of the roof. Chase preemptively spoke with city officials and determined if we upgraded the underlayment in that section to a flat roof style material, then tiles could still be placed over this for "decorative purposes only" to give the appearance of one continuous roof. Given the board is upgrading the underlayment over the entire roof anyway, the cost for this required change will be minimal. There is a conference call scheduled between our attorney, Steve from Chase Roofing, and the owners of Chase Roofing this Monday March 13 at 1:00PM to iron out all the final details of the contract.
- **Sales Status:** An interview was held earlier this evening for the buyer of 2-1. 2-1, 3-1 and 1-5 estoppel paperwork needs processing. A contract has been reached for 3-1 and background check has been initiated. The buyer is awaiting mortgage approval.
- **Insurance:** Some Mortgage companies are disputing the Association 100% insurance coverage. Notice: The Associations current Common Element insurance is 100% coverage.
- **Board Member Duties:** MM is selling her place and there was a discussion around who will be taking on her duties as treasurer. She outlined what she does with bills, paperwork, etc. per month. There was discussion about how new member duties will be distributed and BOD responsibilities will be changed.
- **Default Status:** A court date has been set for September 9th for unit 2-5 the foreclosure decision hearing.
- **Dock information:** It has been discovered that we actually have 47 feet of slip distance to the one third mark of the canal so our prior 43 feet limit is really 47 feet which matches our current Rules and Regs. boat length limit



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## A Townhouse Condominium

### Motions & Votes:

- FB motioned that positions be changed to President- Rich Andres, VP- Dennis Ferreta, Secretary- Rocky Stone, Treasurer- Frank Bosela, At Large- Will Remain Open. MM seconded and All voted in favor.
- FB made a motion to adjourn the meeting at 7:38PM, MM second the motion and All voted in favor.

This meeting was adjourned at 7:38PM. This meeting was electronically recorded.

Recorded by Rich Andres – Submitted by Kerry L. “Rocky” Stone - 2017 Secretary

NOTICE: This is the last meeting that Marilyn will be attending before moving on.



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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on March 16, 2017 at 07:00PM at the pool.

#### Attendees:

Rich Andres - President

Rocky Stone - Secretary

Owners present: Pat Young

Dennis Ferretta - Vice President

Frank Bosela - Treasurer

Robert Markham

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

No meeting minutes to be approved.

#### Treasurers Report:

FB reported current balances in all operating and reserve accounts and Maintenance and Assessment payments were reviewed. There were discussions about changes in procedures by the new Treasurer. The following Units have not paid 1-3, 1-5, 2-3, 3-1, 3-2, 3-4 & 2-5 (foreclosure) their Roof Assessment to date (due yesterday) and a reminder late notice is being drafted for distribution. Also Late maintenance fee payment notices need to be sent to 1-3, 3-5 & 2-6 has a bank issue that is being resolved.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- **Roof Status:** Chase Roofing has accepted the changes made to the contract by our Lawyer and payment terms were agreed to. Upgrades necessary by the city for permitting has boosted the contracts cost by approximately \$10,000. Scheduling of the work was discussed as well as gutter removal.
- **Gutter Quotes:** A third Quote was obtained and the quotes will be reviewed when we get closer to the Roofs completion. Discussion concerning replacement vs reinstallation was conducted.
- **Insurance:** Our Association Insurance coverage renewal is in May. We will attempt to get 3 quotes for reevaluating the renewal cost. Frank will follow thru on this project. Discussion was had concerning the effect of the new roof on our insurance cost.
- **Sales Status:** 3-1 estoppel paperwork needs processing.
- **TV Dish's removal:** We will be removing any Dish's that are no longer being used. NOTE: Any TV Dish's that are going to be installed must be reviewed by the Board.

#### Motions & Votes:

- FB motioned that the Association accept the Chase contract. RA seconded and All voted in favor.
- FB made a motion to adjourn the meeting at 7:49PM, DF second the motion and All voted in favor.

The meeting was adjourned at 7:49PM. This meeting was electronically recorded.

Recorded and Submitted by Kerry L. "Rocky" Stone - 2017 Secretary

Published - July 26, 2017





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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on April 9, 2017 at 07:00PM at the pool.

#### Attendees:

Rich Andres - President

Dennis Ferretta - Vice President

Rocky Stone - Secretary

Frank Bosela - Treasurer

Owners present: Pat Young

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

No meeting minutes to be approved.

#### Treasurers Report:

Report was made by the Secretary. As always, a copy of the current financial accounts can be requested by a unit owner at any time. FB reported current balances in all operating and reserve accounts and Maintenance and Assessment payments were reviewed. There were discussions about movement of collected monies into the proper accounts procedures and reporting by the new Treasurer. Banking changes will also be necessary, FB and RS will take care of.

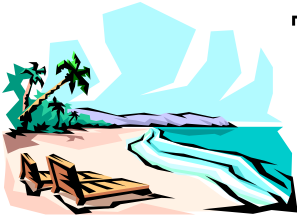
**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- QuickBooks for Accounts: We are looking into an Island Club computer with QuickBooks to centralize the bookkeeping. Money in accounts needs to be transferred to appropriate accounts right now due to incoming roof payments into operating accounts.
- Roof Payment Update: 2-5 not paid (ongoing delinquency/foreclosure with bank); 3-5 Karen Phillips not paid, 3-4 not paid- supposedly in route with appropriate late fees. The attorney will be contacted by RS about all of these this week.
- Roof Start Date Status: Start date has been set for Monday May 1<sup>st</sup>. Island Club Sign to be taken down a week prior. Access will be needed to all units for contractor to take pictures of interior. Letter will be sent to unit owners this week. Discussions on protection of private property while the roofing was conducted.
- Legal update: Will consider a new attorney after roof is complete. Recent bill seemed egregious.
- Pest Control Review: Truly Nolan has not been baiting the rat traps for some time. It seems somehow we were not paying them for this service recently, hence it was not done. RS will contact our Pest control companies to get the current status. RS will also review both termite contracts for review at the next meeting.
- Irrigation and grass: Voted on getting a new digital timer for the sprinkler system. We thank RS and FB for recently testing the entire sprinkler system and fixing broken heads. The grass on the street side has been dying, so they also increased the amount of water that section receives. A discussion was had about the chinch bug contract for Truly Nolan for the grass. It was decided we keep with the status quo for now.
- Electric Room Door: Our electric room door is original and has rotting at the bottom. Since RS and FB have pulled a permit for doors with the city already for their \$750 installed with \$75 add on permit that has already been pulled for FB and RS unit doors.
- New owners have moved in to the following units since January 1st:
  - 3-1 Mark and Michelle
  - 3-3 Robert
  - 3-4 Ron (unit owner)- will be used as a rental- vacant now
  - 2-1 Jenny

Published - July 27, 2017





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## A Townhouse Condominium

- 2-7 Diana
- 1-5 Luis and Helena

### Motions & Votes:

- FB made a motion to buy a new digital timer for the sprinkler system. RA second. All voted in favor. Estimated cost ~\$50.
- FB made a motion to adjourn the meeting at 8:22PM, RA second the motion and All voted in favor.

The meeting was adjourned at 8:22PM. This meeting was electronically recorded.

Recorded by Rich Andres and Submitted by Kerry L. "Rocky" Stone - 2017 Secretary



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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on April 24, 2017 at 07:07PM at the pool.

#### Attendees:

Rich Andres	- President	Dennis Ferretta - Vice President
Rocky Stone	- Secretary	Frank Bosela - Treasurer
Owners present:	Pat Young	

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

Meeting minutes for 2/16/17 and 3/1/17 were approved.

#### Treasurers Report:

Report was made by the Secretary. As always, a copy of the current financial accounts can be requested by a unit owner at any time. FB reported current balances in all operating and reserve accounts and Maintenance and Assessment payments were reviewed. There was a review of movement of collected monies and the percentages into the proper accounts. Procedures and reporting needs were discussed as well as Accounting systems and Banking changes are also necessary, FB and RS will prepare an analysis of the options for next meeting and go to the bank.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- Roof Payment Update: 2-5 not paid (ongoing delinquency/foreclosure with bank) and 3-5 cannot pay. The attorney needs to be contacted by RS now that we know these will not be paid.
- Legal update: Payments have been made for some of the Legal fees connected to the Roof contract. FB will make outstanding payment for Contract and the Foreclosure of 2-5 ongoing charges. RS will confer with the Lien attorney for the unpaid Roof assessments.
- Roof Start Date Status: Chase has taken pictures of interior of all units except 2-2 and 2-5, which will be rescheduled. Reminder: The roofing start date has been set for Monday May 1<sup>st</sup>. We are working with Chase to determine parking needs and will post notices as we know.
- Unit Access: It was noted that we only have keys to half the Units, Per the State Statutes the Association should have keys to all Units for emergencies. If you are unsure if the Association has keys to your Unit please contact a board member.
- Pool Sign: A Pool rules sign has been approved and will be purchased and posted.
- Pest Control Review: An annual inspection notice receipt from March was discovered on Unit 2-8's door when we were taking pictures. RS will contact all our Pest control companies to get the current status.
- Parking: Dennis will make some parking cards for each Unit to post in Guest cars.
- Irrigation and grass: FB is still researching getting a new digital timer for the sprinkler system. And discussion about landscaping after the Roofing project is complete.
- Insurance: FB has continued looking for competing quotes, and questions about insurance needs.

#### Motions & Votes:

- FB made a motion to adjourn the meeting at 8:30PM, RA second the motion and All voted in favor.  
The meeting was adjourned at 8:30PM. This meeting was electronically recorded.

Recorded and Submitted by Kerry L. "Rocky" Stone - 2017 Secretary

Published - July 27, 2017



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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on May 15, 2017 at 07:03PM at the pool.

#### Attendees:

Rich Andres	- President	Dennis Ferretta - Vice President
Rocky Stone	- Secretary	Frank Bosela - Treasurer
Owners present:	Pat Young 3-2,	Mark & Michelle Aument 3-1 Emily Ziegler 2-2

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

None

#### Treasurers Report:

Report was made by the Secretary. As always, a copy of the current financial accounts can be requested by a unit owner at any time. FB reported current balances in all operating and reserve accounts and Maintenance and Assessment payments were reviewed. There was a review of movement of collected monies and the percentages into the proper accounts. RS reviewed research of Quickbooks as the Accounting system. RS & FB went to BofA and made Banking changes that were necessary. RS & FB have prepared a PC w/Quickbooks and setup a company file to test with. DF will research alternative deposit methods.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- Roof Project Status: The Roof has been started, initial tear offs have been done, some rotted wood has been replaced. We are working with Chase to communicate ongoing parking needs and will post notices as we know. Looking into painting after roof is complete.
- Roof Assessment: 2-5 not paid (ongoing delinquency/foreclosure with bank) and 3-5 cannot pay. The attorney has been contacted and RS is awaiting full response.
- Pest Control Review: RS is still contacting all our Pest control companies to get the current status.
- Irrigation System: FB is still researching getting a new digital timer for the sprinkler system, adjustments have been made to the existing system.
- Electric room door: May need replacement, will be researched.
- Pool Sign: Ages on the Pool Rules sign were decided and sign will be ordered and posted.
- Renters Approval: Renters for Units 2-4 and 3-4 have been reviewed and interviews will be scheduled.
- Dockage Approval: Unit 3-1 application and paperwork have been reviewed and Dockage is approved for temporary paid dockage until Title is submitted.

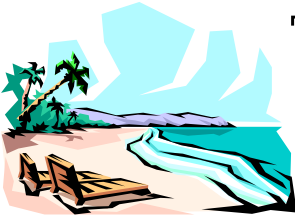
#### Motions & Votes:

- FB made a motion to purchase (\$150) a used PC for Quickbooks and other uses, RA second the motion and All voted in favor.

The meeting was adjourned at 7:59PM. This meeting was electronically recorded.

Recorded and Submitted by Kerry L. "Rocky" Stone - 2017 Secretary

Published - November 13, 2017



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### Board of Directors Meeting Minutes

This Meeting took place on June 12, 2017 at 07:06PM at the pool.

#### Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Secretary	Frank Bosela (FB)	- Treasurer
Vacant	- Member at Large		
Owners attending:	Pat Young 3-2		

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

None were approved.

#### Treasurers Report:

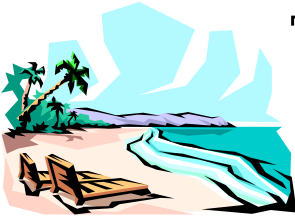
Report was made by the Treasurer, including the remaining Roof Assessment amount. As always, a copy of the current financial records can always be requested from the treasurer by any unit owner.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- Financial Accounts Changes:
  - Things are being moved to QuickBooks, the Island Club company is setup and auto transactions have been created. Education is needed so that FB and DF can start posting and get caught up. Accounts can also be accessed online now for Board members.
- Delinquent Assessments:
  - 2-5 (Karen Dyer) - We are contact with our attorney about the long standing delinquency of this vacant unit and the \$7000 roof assessment. It is treated the same as maintenance and thus we are unlikely to recoup this money. It is included in our current lien. Then lien is set to be renewed in the fall.
  - 3-5 (Karen Phillips)- This unit owner was unable to pay the \$7000 roof assessment. We have been discussing with attorney as to how to proceed.
- Rules and Regulations Enforcement:
  - There are more and more rules and regulations being broken at the Island Club, particularly around pets. We have been speaking to our attorney about enforcing our rules. Central documentation of violation will begin immediately via pictures and video and emailed complaints. Please send any violation to [board@theislandclub.org](mailto:board@theislandclub.org) . A new fine system is being discussed and implementation researched in the near future.
  - It has come to the attention to the board that Unit 2-2 (Emily Ziegler) new French doors were not installed to the approved application specifications (it was installed brown instead of white). The board is consulting our attorney about this matter as well.
- Roof Project:
  - The roof has been completed. Final walk through will be scheduled for this roof. There is a concern about the corners of the soffits sagging. We will be discussing this with the Roofing company, along with the other damages to certain units awnings.
- Gutters:

Published - November 13, 2017



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## A Townhouse Condominium

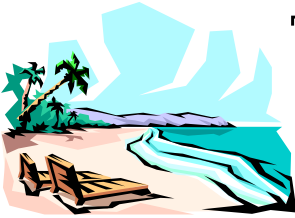
- Following the completion of the installation of the roof, we were planning on replacing all of the gutters with new seamless gutters. The money will come from the roof fund. RS and FB recommended that we eliminate all gutters at the Island Club primarily to better distribute the runoff water from the roofs. As we know, we have had drainage problems in the past that caused undermining of the pool. This will also save us about \$6500 and preserve the current clean look of the new roof lines. RA had objections that this will cause excessive water in the patio areas, noise from runoff, trenching around the building from runoff, and the white drip edge will start to become stained from runoff. DF expressed concern about excessive drainage from the main roofs onto the flat roofs. We will each do more research and a decision will be made at the July meeting about gutter replacement.

### Motions & Votes:

- None

The meeting was adjourned at 9:17PM. This meeting was electronically recorded.

Recorded by Rich Andres - Submitted by Kerry L. "Rocky" Stone - 2017 Secretary



# The Island Club Association, Inc.

## Mailing Address:

1501 South East 15th Street - Office  
Ft. Lauderdale, FL 33316-2787  
www.theislandclub.org

## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on July 13, 2017 at 07:09PM at the pool.

#### Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Secretary	Frank Bosela (FB)	- Treasurer
Vacant	- Member at Large		
Owners attending:	Pat Young 3-2,	Emily Zigler 2-2,	Michelle Aument 3-1

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

None were approved.

#### Treasurers Report:

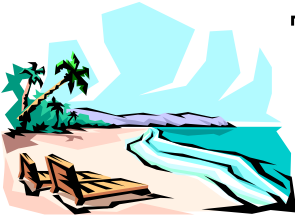
Report was made by the Secretary. As always, a copy of the current financial accounts can be requested by a unit owner at any time. FB reported current balances in all operating and reserve accounts and Maintenance and Assessment payments were reviewed. There was a review of collected monies and deposit procedures and reporting needs were discussed as well as Accounting systems and Banking charges.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- **Roof Project:**
  - The roof is completed and Chase roofing has been paid in full. They have delivered all the final paperwork and warranties. Discussion if final punch out was completed or not, to be resolved.(FB)
  - The replacement of the roofs uncovered issues with the soffits. There is sagging at the roofs corners that need to be fixed before the gutters are put back up. The quote received from the roofing company seemed very high, so we are gathering other quotes.(FB & DF)
  - The gutters will be replaced once the soffits are fixed. We have obtained 3 quotes and have selected a company. This is the same company that replaced the gutters in the courtyard following a roof leak repair two years ago. Most downspouts will be left in place to save money and will likely be painted yellow to match the building. Gutters themselves will be white.(FB & DF)
- **Sea Wall Fill:** The seawall near the pool deck is pitching backward toward the pool deck, allowing rainwater to wash back under the pool deck again. FB will contact Joe who did out docks and repaired our seawall to get his input on what to do.
- **Building 1 Water Pipe:** RS is working with Luis from 1-5 on getting quotes for the new water line to building 1. They will also incorporate a quote to insulate building 3 fresh water pipes ( DF will look into coatings).
- **Status of Delinquency Assessment:** Karen Phillips was supposed to attend the meeting, but went out of town to tend to her sick, elderly father. We intend on sending her a certified letter with the updated amount she owes.
- **Pest Control Review:** Currently we have 3 contracts for pests. RS contacted the main offices and reported that per those offices:
  - Subterranean termites - Arrow: last annual inspection 4/1/17, notice was found on Unit 2-8 door(?).
  - Wood Termites - Terminix: they do annual inspection, last done on 3/23/17. In the future they will email us 2 weeks in advance so we can schedule.
  - Pest Control - Truly Nolan: Spray for large insects, grass affecting pests, weed control, and fertilizer. Special treatment for large insects will be done again on July 18<sup>th</sup>. A new evaluation will be performed for rodents on July 18<sup>th</sup> as well.

Published - August 14, 2017



# The Island Club Association, Inc.

**Mailing Address:**

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[www.theislandclub.org](http://www.theislandclub.org)

## A Townhouse Condominium

- Unit 2-6 A/C: Unit owner requested their AC service call be paid by the Association due to the water flow issue we had on 5/29. A legible copy of the bill must be submitted to the Board and has been requested.
- Complaints:
  - A black lab was seen being in the Pool and it was noted that Unit 3-1 has a Black Lab. As a reminder; No Pets are to be roaming the common grounds as per our Rules and Regulations.
  - Late (late) night loud music is occurring on occasions and needs be curtailed. Please be courteous to your neighbors and keep the noise down after 11PM.
- Dockage: All documents for the boat for 3-1 have been submitted and updated. As a reminder all vessels must keep their insurance up to date and a copy of the current insurance must be delivered to the Board as renewed.
- Documents Seminar: FB and RS will attend seminar for updating documents on 7/14 and will report back at the next meeting.
- Parking: Notice to all residents: No vehicles are to be backed into the parking spaces, which includes your guests.
- Unit 2-2 Patio Doors: The Approved Specification calls specifically for white frames on all windows and doors. The unit owner stated "send me a certified notice". The Board will look into resolving this situation with our Attorney.

### Motions & Votes:

- FB made a motion to pay for Unit 2-6's AC bill up to one hour of labor or \$150, whichever is less, since it was found that the AC problem was the Association's water tower. This is dependent upon Unit 2-6 supplying the Association a legible bill (which has already been requested) in a timely. RA second, all voted in favor.
- DF made a motion to purchase safety equipment for the pool totaling less than \$100. FB second, all voted in favor.
- RA made a motion to adjourn the meeting at 8:34PM. FB second, all voted in favor.

The meeting was adjourned at 8:34PM. This meeting was electronically recorded.

Recorded by Rich Andres - Submitted by Kerry L. "Rocky" Stone - 2017 Secretary





# The Island Club Association, Inc.

## Mailing Address:

1501 South East 15th Street - Office  
Ft. Lauderdale, FL 33316-2787  
[www.theislandclub.org](http://www.theislandclub.org)

## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on August 14, 2017 at 07:01PM at the pool.

#### Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Secretary	Frank Bosela (FB)	- Treasurer
Vacant	- Member at Large		
Owners attending:	Pat Young 3-2,	Michelle Aument 3-1	

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

3/9, 3/16, 4/9, 4/24, 7/13 meeting minutes were voted on and approved unanimously.

#### Treasurers Report:

Report was made by the Secretary. As always, a copy of the current financial records can always be requested from the treasurer by any unit owner.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- Soffits Repair: We have received three quotes for soffit repair of the sagging corners. We will be moving forward with the lowest bidder to re-screw the corners.
- Wind Mitigation: A company is coming out next Monday August 21<sup>st</sup> at 9:00 to do a wind mitigation.
- Gutters: There continues to be extensive discussion around the placement of gutters to better distribute the water runoff away from the pool. We have selected a gutter company (lowest of three bids and the company that has done good work on the property before) and we will have them come back out and discuss alternative gutter configurations. Gutters will be put up as soon as the soffits are fixed.
- Status of Delinquent Assessments: Karen Phillips 3-5 is delinquent on the roof assessment and a certified letter will be sent to her.
- Status of Pest Contract: RS contacted Truly Nolan and reinstated our rat trap/bait contract. The entire property was also resprayed for large insects. Arrow contract is also active for subterranean termites.
- Reconfiguring AC units: Luis in 1-5 is replacing his AC and inquired about installing a mini-split system. This would require external plumbing and need a 75% vote by the association. The board agrees that getting off the central tower system over time is ideal, but a more comprehensive plan is needed.
- West Building Water Supply: Some solutions to insulate the West Building water supply were discussed. Insulating foam is too expensive, but there are insulating paints that we can try.
- East Building Fresh Water Supply: We have been getting quotes for a new water supply to the East Building to be horizontally drilled underground. We have two quotes and are still waiting for two more to get back to us.
- Areca Palms: The palms in back are infected with a fungus that cannot be treated and the infection will spread to other palms. They must be removed.
- Sea Wall: The top of the Concrete is cracking, we are doing research as to how to correct.
- AC Water Tower: We are researching/designing changes to be implemented to the plumbing and pumps.

#### Motions & Votes:

- Light bulbs- RA made a motion to purchase 6 additional LED, candle-style bulbs for the rest of the association carriage lights around the property. FB second, all voted in favor

Published - November 13, 2017



# The Island Club Association, Inc.

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[www.theislandclub.org](http://www.theislandclub.org)

## A Townhouse Condominium

The meeting was adjourned at 9:22PM. This meeting was electronically recorded.

Recorded by Rich Andres - Submitted by Kerry L. "Rocky" Stone - 2017 Secretary



# The Island Club Association, Inc.

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## A Townhouse Condominium

### Board of Directors Emergency Meeting Minutes

This Meeting took place on September 13, 2017 at 07:37PM at the pool.

**Attendees:**

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Secretary	Frank Bosela (FB)	- Treasurer
Vacant	- Member at Large		
Owners attending:	Emily Zigler 2-2, Diana Sepulveda 2-7, Mark & Michelle Aument 3-1		

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

This was an Emergency Hurricane Board meeting to do damage reporting and assessment only. No other business was conducted.

**Discussion:**

- What has been done during the storm and since was reviewed:
  - Multiple Fences were blown over and/or damaged
  - AC water tower pump and pool pump have already been replaced (water damaged)
  - AC water tower filter was repaired and the sump area was cleaned
  - Some shrubs and trees are down and will need to be removed
- Decisions on going forward were then reviewed and decided and assignments made.
- Appreciation was given to RS and FB for getting the AC system up and running again.

**Motions & Votes:**

- FB made a motion to establish a committee to create an Association hurricane preparedness plan for the future, RS second, Discussion ensued, DF volunteered to draft an initial idea list, all voted in favor.

The meeting was adjourned at 8:29PM. This meeting was electronically recorded.

Recorded & Submitted by Kerry L. "Rocky" Stone - 2017 Secretary



# The Island Club Association, Inc.

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Ft. Lauderdale, FL 33316-2787  
[www.theislandclub.org](http://www.theislandclub.org)

## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on October 12, 2017 at 07:05PM at the pool.

#### Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Secretary	Frank Bosela (FB)	- Treasurer
Vacant	- Member at Large		
Owners attending:	Emily Zigler 2-2, Diana Sepulveda 2-7, Mark & Michelle Aument 3-1, Jenny Schneider 2-1		

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

No minutes to approve.

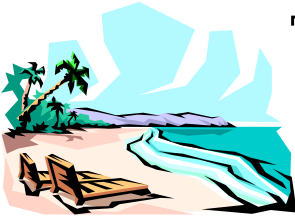
#### Treasurers Report:

Report was made by the Secretary. As always, a copy of the current financial records can always be requested from the treasurer by any unit owner.

**ATTENTION OWNERS:** Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- Insurance Claim: We contacted Citizens and filed a claim. An adjuster came out and then Citizens called us and said a new adjuster has been assigned to the case. All damage was reviewed.
- Accounting: DF and FB will start working on bringing Quickbooks up to date. This must be completed in the next month as we need this information for the budget meeting in December.
- Fence Repairs: Thank you for your patience with fences being repaired. There was a delay due to the lack of contractors available due to increased demand for these services following the hurricane. Repairs are scheduled to start on 10/13.
- Gutter Replacement: Gutter replacement is complete. Funds will be taken out of the roof reserve as this was part of the roof replacement project.
- Fascia Repairs: We have a quote to replace the remaining wood fascia on the flat roofs in the front courtyard.
- AC Pump Repair: AC Pump and Pool pumped were damaged during the hurricane and replaced after the hurricane. Our spare pump that is currently running the AC has a leak. The new pump will be swapped out soon. AC is running fine. Plans are to do new plumbing in the winter so pumps can be more easily swapped out.
- Infected Areca Palms: The areca palms in the back are infected with ganoderma butt rot and must be removed. We are attempting to get quotes, but following a hurricane tree removal services are very busy. Emily has one quote for removal and will forward to Rich.
- Approval of New Boats: 2 new boats are requesting approval for permanent dockage. They were approved at the meeting, vote recorded below.
- Guest Boat Procedures: This is a reminder for unit owners that guest boats must be approved 48hrs before coming to the Island Club. Procedures are listed in our Rules and Regulations on the website.
- Pets on leashes: Pets must be on leashes at all times per our Rules and Regulations. No pet can be off a leash at any time on Island Club property.
- Pool Rules: No children under the age of 15 shall be in the pool unattended. This is for their safety and our liability. Please also be courteous of your neighbors when playing loud music at the pool. If you think music is too loud, please ask your neighbor to turn it down. Per pool rules, there will be no music after 8PM at the pool yard.



# The Island Club Association, Inc.

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## A Townhouse Condominium

- Delinquent Roof Assessment: Unit 3-5 is still delinquent in full on the 2016 roof assessment. She states as of November 1<sup>st</sup> she will start paying an additional \$250 a month to be applied to the roof assessment debt until paid in full.
- Rodent Control: Truly Nolen is communicating to us that the poison is being consumed but the control will take time.
- Foreclosure 2-5: Supposedly a hearing has been set for December to set a time for official foreclosure.
- Rules Enforcement: RS to follow up with attorney regarding rules enforcement procedures.
- Budget Meeting Planning: Budget must be approved by December 20<sup>th</sup> per our Declaration. A 14 day notice must be sent on December 6<sup>th</sup>. We plan to have a pre-budget meeting before Thanksgiving to prepare a budget .
- Annual Meeting Planning: The annual meeting will occur on January 13<sup>th</sup>. If you would like to add a topic for membership to vote on, you must submit this request in the form of a certified letter 60 days before the meeting.
- 2<sup>nd</sup> Boat Slip Request: DF has requested a second boat slip for his 11' dingy. RS will review our Documents to confirm this conforms.

### Motions & Votes:

- Boat Approvals: RA made a motion to approve the 2 new boats (1-1 and 3-4). FB second, all voted in favor.

The meeting was adjourned at 9:01PM. This meeting was electronically recorded.

Recorded by Rich Andres - Submitted by Kerry L. "Rocky" Stone - 2017 Secretary



# The Island Club Association, Inc.

## Mailing Address:

1501 South East 15th Street - Office  
Ft. Lauderdale, FL 33316-2787  
www.theislandclub.org

## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on Monday November 13, 2017 at 07:00PM in the East Hallway.

#### Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Secretary	Frank Bosela (FB)	- Treasurer
Vacant	- Member at Large		
Owners attending:	Robert Marcum 3-3	Emily Zigler 2-2	Diana Sepulveda 2-7
	Michelle Aument 3-1	Jenny Schneider 2-1	

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

Meeting minutes from 5/15/17, 6/12/17, 8/14/17, 9/13/17, 10/12/17 were approved.

#### Treasurers Report:

Report was made by the Treasurer. The owner of Unit 3-5 has agreed to start sending an extra \$250 monthly to repay her outstanding Roof Assessment. As always, a copy of the current financial records can always be requested from the treasurer by any unit owner.

ATTENTION OWNERS: Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

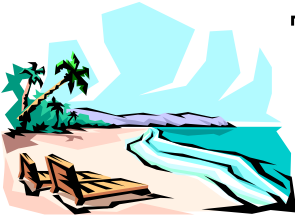
- Accounting: DF and FB will start working on bringing Quickbooks up to date. This must be completed in the next month as we need this information for the budget meeting in December. Frank will input the data in the next two weeks in time for the Budget meeting notice.
- Insurance Claim: The settlement with Citizens for insurance damage was received and deposited in the amount of \$15,605.75.
- Flat Roof Beams: Clive has given us an acceptable quote to reinforce the sagging beams, we will schedule those repairs.
- Fence Repairs: Fence repairs are mostly completed. Some minor work is still needed and is being scheduled. The correction to the North West fence is being evaluated and a decision will be made. There are some property ownership issues that need correction, Frank will attempt contact with the owners to our west to resolve.
- AC Pump Repair: AC Pump that was swapped out after the hurricane with the spare pump which is currently running the AC has a leak. The new pump will be swapped out soon. AC is running fine.
- Infected Areca Palms: The areca palms in the back are infected with ganoderma butt rot and must be removed. Frank is trying to get quotes, but removal of the root ball intact is proving to be a problem. Emily stated the quote she got was only for replacement after removal.
- Unit 2-5 Status: We have been informed that the Bank foreclosure auction will be conducted and not postponed. We will be informed of the outcome when our Attorney is notified.
- Unit 2-2 Pre-Suit Derivative letter: The Unit 2-2 owner's letter sent by her attorney was referred to the Associations Attorney to handle from this point forward.
- Annual Meeting: Discussions on what is needed for the annual meeting for new owner's edification.
- Debris in Canal: Unit 2-2 owner had hurricane debris removed from under her boat and request reimbursement for her payment of \$300 for removal. We will refer this to our Attorney for judgement.

#### Motions & Votes: None

The meeting was adjourned at 8:16PM. This meeting was electronically recorded.

Recorded by Rich Andres - Submitted by Kerry L. "Rocky" Stone - 2017 Secretary

Published - December 11, 2017



# The Island Club Association, Inc.

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1501 South East 15th Street - Office  
Ft. Lauderdale, FL 33316-2787  
[www.theislandclub.org](http://www.theislandclub.org)

## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on Monday December 11, 2017 at 07:05PM Poolside.

#### Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Secretary	Frank Bosela (FB)	- Treasurer
Vacant	- Member at Large		
Owners attending:	Pat Young 3-2	Diana Sepulveda 2-7	

The meeting was called to order, roll call conducted and Board attendance verified for a Quorum.

#### Minute's approval:

Meeting minutes from 11/13/17 were approved.

#### Treasurers Report:

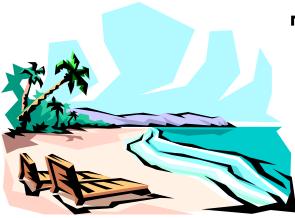
Report was made by the Treasurer. The Treasurer will recheck that Unit 3-5 has paid the extra \$250 monthly toward repaying her outstanding Roof Assessment. As always, the current financial records will be on file in the Official Records.

ATTENTION OWNERS: Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

#### Discussions:

- Accounting: FB reported he is continuing working on bringing Quickbooks up to date to be completed in the next month to supply information for the budget meeting in December.
- Flat Roof Beams: Clive has given us an acceptable quote to reinforce the sagging beams, we will schedule those repairs.
- Fence Repairs: Fence repairs were completed but Unit 2-7 reported that some minor work is still needed, this will be scheduled. The correction to the North West fence is also still being evaluated and a decision will be made.
- Gutters: Final Painting and tweaks have been applied.
- East Building Water Supply: It was discussed that we have all the quotes needed and a decision needs to be made. A motion was suggested to accept the preferred Quote (Mr-Rooter), but after discussions it was decided that further clarification of the details of the work to be done. Frank will contact the contractor for a final meeting.
- West Building Water Pipe Insulation: Solutions were discussed and their prices and details. It was determined that for the cost a ceramic paint solution was worth the try. DF will supply RA with the product specs and RA will contact our painter to implement.
- Unit 2-5 Status: We have been informed that the Bank foreclosure auction was conducted and the Bank foreclosed and has now has title. The Attorney is handling the collection from the Bank and we will start getting Monthly Maintenance payments.
- Unit 3-5 Windows: Karen has said that the windows will be repaired, FB will contact her again.
- Walkway Beams, Fascia and Painting: FB stated as far as he knows repairs are done, painting has been partially done and is being scheduled. A quote for what was not repaired/replaced painting to match will be quoted. Inspection is needed to verify that all repairs are complete and then RA will get a quote for final painting.
- Unit 2-2 Pre-Suit Derivative letter: The Unit 2-2 owner's letter sent by her attorney was referred to the Associations Attorney to handle from this point forward.





# The Island Club Association, Inc.

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## A Townhouse Condominium

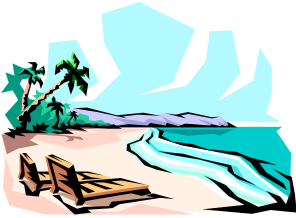
- **Infected Areca Palms:** The areca palms in the back are infected with ganoderma butt rot and must be removed. It has become obvious that a company that does the proper removal is very hard to locate. We are still looking for a solution.
- **Unit 1-1 Dock Electricity:** DF brought up that he would like to get a hookup to his new boat and discussions about what was done with the prior owner of Unit 3-3's sailboat and how to go forward, and the details that need to be decided for uniformity. Further discussion and deliberation will be needed.

### Motions & Votes:

- **East Building Water Supply:** A motion was made but not seconded or voted upon, differed.
- **West Building Water Pipe Insulation:** A motion was made seconded and passed to spend up to \$500 to use a ceramic paint solution.

The meeting was adjourned at 8:10PM. This meeting was electronically recorded.

Recorded & Submitted by Kerry L. "Rocky" Stone - 2017 Secretary



# The Island Club Association, Inc.

**Mailing Address:**

1501 South East 15th Street – Office

Ft. Lauderdale, FL 33316-2787

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Fax (678) 379-6465

[www.theislandclub.org](http://www.theislandclub.org)

A Townhouse Condominium

## **NOTICE:**

**ALL MEETING MINUTES WERE ELECTRONICALLY RECORDED  
AND ARE ON FILE WITH THE SECRETARY**