



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 Thursday February 15, 2018 at 07:00PM in the east hallway.

Attendees:

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

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

Minute's approval:

Meeting minutes were approved for 12/11 Board Meeting, 12/20 Budget meeting, 1/13 Annual meeting, 2/12 Runoff election meeting. RA, MA, RS, DF approved the meeting minutes. FB abstained.

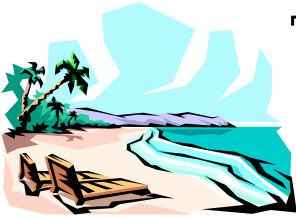
Treasurers Report:

Report was made by the Treasurer. All unit owners are paid in full on time for the month of February. Automatic bill payments are being set up for all bills. The current financial records are on file with the Treasurer.

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:

- Election of Officers for 2018- New officers were elected as reflected below.
- A/C pump- It has stopped leaking and is running fine so we will leave it as is for now.
- Management Company- A discussion was had about getting a management company. MA will get some quotes over the next months for various management services
- AC Tower- a discussion was had about re-plumbing the AC tower water pump system. MA will get a quote
- Approval of new boats- Luis in Unit 1-5 has brought a new boat to the Island Club. A discussion about how much insurance is needed, the 2018 Board will set and publish the limitations which will apply to all new and renewed policies. DF will do research into today's standards.
- Sprinklers – FB & RS will do a review of the system and adjust the timing.
- Fire system inspection – FB will contact another company since the one we have been using is not responsive.
- Unit 3-5 windows – Windows are still damaged from Irma. We spoke to the owner again and she said the windows are supposed to be repaired on 2/20. If the windows are not repaired the association will repair them and bill the owner. FB will continue checking with her so her windows will be replaced.
- Insurance Renewal – FB will contact the company that we tried to get a quote from last year.
- Garbage- A notice needs to be sent to the Membership as a reminder that garbage must be placed in the dumpster
- Towing Procedures- There have been numerous cars parked on the property lately with no parking placard displayed. It has been noted some cars are parked and then the person walks to another building on the street. A reminder letter will be sent to membership regarding parking procedures and notices and towing will begin on unmarked cars.
- Flat Roofs- Repairs of the flat roofs were discussed, FB will get quotes.
- Unit 1-1 is requesting to be able to install an electric feed for his boat, DF will get quotes.



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- West Building water pipe insulation- The insulating paint has been ordered and painting will proceed soon.

Motions & Votes:

RS made a motion to elect Rich as President, Dennis as VP, Mark as Secretary, Frank as Treasurer and Rocky as At Large, RA seconded, all voted in favor.

RA made a motion to approve the new 24' sailboat belonging to Luis Olivier in 1-5. FB second, all voted in favor

RS made a motion that the association reimburse unit 3-1 for the insurance amount that was paid to the association for the tree removal from their patio as a result of hurricane Irma damage. The board will reimburse, based on physical receipts, up to \$676.32, which was the amount reimbursed by the insurance company. DF seconds. RA, FB, RS, DF voted in favor. MA abstained due to conflict of interest.

This meeting was adjourned at 09:06PM. This meeting was electronically recorded.

Recorded by Rich Andres – Published by Mark Aument - 2018 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

This Meeting took place on Monday March 19, 2018 at 07:02PM in the east hallway.

Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Member at Large	Frank Bosela (FB)	- Treasurer
Mark Aument (MA)	- Secretary		
Owners attending:	Diana Sepulveda #3-2		

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

Minute's approval:

RA makes motion to approve meeting minutes from 2/15/18. RS seconds, all voted in favor.

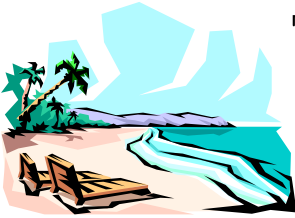
Treasurers Report:

Report was made by the Treasurer. As always, a copy of the current financial records can always be requested from the treasurer by any unit owner. All unit owners are paid in full on time for the month of February.

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:

- Fire Service- Our usual fire inspection service company has been unresponsive this year. There was a discussion about getting a new fire inspection service and a vote was made. See below.
- Flat Roof Repair- Our flat roofs leak and we have received several quotes to get these resurfaced. After years of research, a vote was made to go with a company and work will commence in the next few weeks. Funds will come from the roof account. See below for vote.
- Landscaping- A comprehensive landscaping plan is needed. RA said he would draw something up for the front of the property to be discussed at the next meeting.
- West Building Water Pipe- The west building pipe was sealed with two coats of reflective elastomer paint to help reduce the water temperature. It has not been hot enough outside yet to determine if the coating has made an impact on the water temperature.
- East Building Water Pipe- After years of research, a company has been chosen to replace the freshwater feed to the east building. This original component to the property must be replaced to ensure there is not a rupture, as was on the west building several years back. Funds will come from the reserve replacement account since it is over \$10,000 and is an appropriate use of these funds. See vote below
- Unit 3-5 Window Replacement- Various options were discussed regarding this window being replaced ASAP. The unit owner is delinquent in repairing this window and the association will take action and bill the unit owner.
- Management Company- MA investigated several management company options. His opinion was even though they do a lot of managerial tasks, the Board would still need to coordinate with contractors and sign off on anything the management company does. In his opinion, a management company would not provide a lot of value to our small community.
- Orange Flags- The orange flags around the property denote where a unit owner has let their dog or cat poop around our community. Per our rules and regulations, which everyone signs when buying or renting at the Island



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Club, dogs and cats are not allowed to roam free on the property at any time and especially cannot defecate or urinate on the property. This is disrespectful to your neighbors. If you see someone violating pet rules, please say something to that unit owner and report the incident to the board via email.

Motions & Votes:

FB makes a mention to sign with City Fire Services for our annual fire inspection contract. DF Seconds, all voted in favor. Motion passed.

FB made a motion to resurface the flat roofs on the property for \$9,900 by Atlantic Coast Contractors. RS second. RS, FB, and MA voted in favor. RA and DF voted against. Motion passed.

RA made a motion to paint walkways after roofs are resealed. FB second. RA, FB, MA, and DF voted in favor. RS obtained. Motion passed

RS makes a motion to accept Mr. Rooter proposal to replace East Building water supply for \$10,875 pending single pneumatic shot verification. DF second. All voted in favor.

RA made a motion to adjourn at 8:33PM. DF second, all voted in favor

This meeting was adjourned at 08:33 PM. This meeting was electronically recorded.

Submitted by,

Recorded by Rich Andres – Published by Mark Aument- 2018 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

This Meeting took place on Thursday April 12, 2018 at 07:06PM in the east hallway.

Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Mark Aument (MA)	- Secretary	Frank Bosela (FB)	- Treasurer
Rocky Stone (RS)	- Member at Large		
Owners attending:	Michelle Aument 3-1, Luis Olivia 1-5		

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

Minute's approval:

Meeting minutes were approved for 3/19 Board Meeting, with FB changes applied. RA made a motion to approve, MA second, DF and FB voted in favor, RS voted against as he did not review the minutes. Meeting minutes approved.

Treasurers Report:

Report was made by the Treasurer. As always, a copy of the current financial records are on file in the Associations Official Records. All unit owners are either paid in full on time or accounted for and notified for the month of February.

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:

- 3-5 Windows- 3-5 has properly repaired and replaced her windows damaged in Irma
- Landscaping- There was a discussion about landscaping to the front of the building, possible use of "Clusia" hedge (RA).
- West Building Water Supply- Status of heat of water after coating of pipes, will continue to monitor.
- East Building Water Supply- Contract has been received and modification to the terms are being requested before final approval.
- Fire Hoses- The new fire inspection company has inspected all the boxes and modifications are underway for full compliance of City Regulations.
- Insurance- FB is continuing to look into other insurance quotes.
- Unit 2-7 fences- Final repairs are being arranged by FB.
- Seawall cracking- Being researched by FB.
- AC Unit Fix- The cold water temperature controller was old and rusted and failed, RS will secure the replacement. Thank you MA, RS, and FB for recognizing and fixing the problem quickly to get our AC back and running.
- Sewer Pipes- Luis (1-5) suggested we look into having the waste (cast iron) pipes cleaned and lined as a precautionary measure to avoid future inevitable failure.
- Boat Insurance limits- Board needs to make a decision, more research is needed. (MA, DF, RS)
- Light Fixtures- RA suggested replacing all Unit door light fixtures and supply ledbulbs (approx. \$600), more research will be made.
- Legal fees- The total bill for legal fees dealing with the Unit owner of 2-2 has surpassed \$2000, and is ongoing.
- Unit Sales- Request for paperwork prior to contracts have been made and will be ignored until a contract is supplied, it is the owners responsibility before that

Published – May 8, 2018



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- Discussion on parking problems continue.

This meeting was adjourned at 08:31PM. This meeting was electronically recorded.

Recorded by Rich Andres – Published by Mark Aument - 2018 Secretary



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

This Meeting took place on Monday May 7th, 2018 at 07:06PM in the east hallway.

Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Member at Large	Frank Bosela (FB)	- Treasurer
Mark Aument (MA)	- Secretary		
Owners attending:	Emily Zeigler 2-2, Diana Sepulveda 2-7, Robert Markum 3-3		

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

Minute's approval:

Meeting minutes were approved for 4/12 Board Meeting. RA made a motion to approve, DF second. All voted in favor. Meeting minutes approved.

Treasurers Report:

Report was made by the Treasurer. As always, a copy of the current financial records can always be requested from the treasurer by any unit owner. All unit owners are paid in full on time for the month of April.

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:

- Flat Roof Status- The flat roof repair, sealed, and waterproofing has been completed. The undersides of the roofs will be painted sometime this week.
- East Building water pipes- Contract has been signed, deposit made. The permitting process is underway and work will commence once permits are issued.
- Fire equipment inspection/replacement-contractor paid for testing and reinstalled hoses.
- Hose reel and post on west dock needs replacement.
- New Insurance Quote- Compared IRG and MMA (our current insurers) quote. IRG quote was cheaper and covered items not covered by MMA. Renewal date is 6/10/18.
- Landscape project- There was a discussion and vote regarding replacing the front landscaping with a clusia hedge. Frank also discussed treating areca palms, removing black olive branches, and cleaning up the backyard. RA obtained 2 quotes. Concerns were raised on thickness of hedge.
- Palm trees can be trimmed and saved as long as they are properly maintained. \$2,000/plant to remove. DF will contact arborist.
- Black olive tree has dead limbs hanging that are a safety issue.
- Legal definition of immediate family has been raised. We will wait for legal interpretation from attorney before making decision.



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- Access to G Drive for board members was discussed. Only RS currently has access to the complete G-Drive. All documents are being kept on the G-Drive.
- Light fixtures outside each unit's door will be replaced. Once installed an email will be sent out asking all units to leave these lights on at night.
- Placing shed behind dumpster enclosure to store miscellaneous items was discussed. Hedge could help hide the shed.

Votes:

Fire Cabinets- FB made a motion to replace all fire cabinets with new. DF second. All voted in favor.

Replace West Dock hose reel- FB made a motion to replace all fire cabinets with new. DF second. All voted in favor.

Change insurance carrier- RA makes a motion to accept quote from IRG Insurance pending clarification on flood policy. RS second. All voted in favor

Landscaping project- RA made a motion to replace the front landscaping with a clusia hedge for a maximum of \$2000. DF second. MA and FB voted in favor.

Google Docs- RS made a motion that all Board Members have access to the official documents via the GDrive. RA second, all voted in favor.

Door light fixtures- RA made a motion to replace all unit door lights with new fixtures with LED bulbs. MA second, all voted in favor.

This meeting was adjourned at 08:46PM. This meeting was electronically recorded.

Recorded by Rich Andres – Published by Mark Aument - 2018 Secretary



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

This Meeting took place on Monday June 11th, 2018 at 07:12PM in the east hallway.

Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Member at Large	Frank Bosela (FB)	- Treasurer
Mark Aument (MA)	- Secretary- Absent		
Owners attending:	None		

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

Meeting Notice- Posted on Saturday June 9th at 6:50PM

Minute's approval:

No meeting minutes

Treasurers Report:

Report was made by the Treasurer. As always, a copy of the current financial records can always be requested from the treasurer by any unit owner. All unit owners are paid in full on time for the month of June except 2 units.

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:

- New landscaping- There was more discussion about clusia being planted along the fence facing the street and quotes received.
- Tree trimming- DF followed up with a tree trimming person for trimming.
- Sales/Rentals- Unit 1-3 has closed and the new owners are moving in soon. Unit 2-5 is under contract
- Building 1 water main replacement- The project has begun and is proceeding. ETA within a week.
- Parking- We continue to have to put stickers on Guest cars that are not displaying a unit number. Please be aware that we can and will have the cars towed.
- Hallway repairs- Additional beams have been identified to be replaced.
- Fire Code Violation- We received notice in error from the City of Ft Lauderdale regarding a fire code violation. We are current on our fire inspections. FB followed up with the city's fire inspector and confirmed we are in compliance.
- West Dock Hose Reel- Will be replaced with same as east hose reel.

This meeting was adjourned at 08:19PM. This meeting was electronically recorded.



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

This Meeting took place on July 17th, 2018 at 07:05PM in the east hallway.

Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Member at Large	Frank Bosela (FB)	- Treasurer
Mark Aument (MA)	- Secretary		

No additional units owners in attendance.

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

Meeting Notice- Posted on Sunday July 15th at 6:50PM.

Minute's approval:

No meeting minutes ready to approve.

Treasurers Report:

Report was made by the Treasurer. 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:

- AC system repairs- The pump that went bad was repaired by a professional pump company, Rice Pumps. This was reinstalled back into the system and is now operating properly. We are in the process of getting estimates for a complete refurbishment and/or replacement of the AC water cooling system. We would schedule this replacement for some time in the winter per the advice of professional companies that have already been out.
- New landscaping- New landscaping will finally be put on the street side along the fences. This will be a mix of clusia and hibiscus to replace the landscaping that was torn out years ago. The funds for this landscaping were budgeted and approved by the membership in the 2018 budget.
- Tree trimming- We will call our landscaping company to trim the areca and cabbage palms out back in preparation for hurricane season.
- 2-5 Status- The lender continues to ask for more forms to be filled out by the association and is delaying the buyer from closing.
- 3-2 Status- Brother of the owner has been in contact with the Board regarding the health of the owner.



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- Building 1 water main replacement- The water main for building one has been replaced and is complete.
- Hallway repairs- All hallway roofing repairs scheduled for 2018 have been complete. If you see any further areas of concern please let a board member know.
- New door lights- New door lights and LED bulbs have been installed outside each unit. We encourage unit owners to turn on your new lights each night to increase the lighting around the property for aesthetic and safety purposes. Keeping this light on all night, every night only costs pennies per month.
- Recycling- A notice was sent from our Waste Management that glass is no longer accepted for recycling. We will get a fine if glass or plastic bags are found in our recycling containers. Please do put your recyclables in bags and do not recycle glass so we can continue to provide recycling to our community.
- There have been complaints about Comcast. DF will call and see if he can get them out to fix the pixilation issues.
- The board would like to consider the use of a management company. MA will do some research on companies.

Votes:

RA made a motion to amend last month's motion to add hibiscus and remove 6 clusia. DF second. All in favor.

This meeting was adjourned at 08:49PM.

Recorded by Rich Andres – Published by Mark Aument - 2018 Secretary



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

This Meeting took place on August 14, 2018 at 07:42PM in the east hallway.

Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Member at Large	Frank Bosela (FB)	- Treasurer
Mark Aument (MA)	- Secretary		

Unit Owners: Diana Sepulveda- Unit 2-7

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

Minute's approval:

Meeting minutes from May 7, 2018, June 12, 2018, and July 17, 2018 were approved. RA made a motion to approve, FB second, all voted in favor.

Treasurers Report:

Report was made by the Treasurer. 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:

- Management Company- A management company was recently interviewed and the Board members discussed their thoughts on this company.
- Contracts- MA is looking into contracts for all of our vendors.
- Pet Policy- Remind unit owners that all pets must be approved by the board before bringing to the Island Club. They must be less than 40lbs, must be on a leash at all times, and must only exit the units for ingress and egress. Service animals with appropriate documentation are allowed by law, but must still follow the appropriate rules with regards to being on leashes at all times.
- Guest Boats- All guest boats must get board approval 24 hrs before the guest boat arrives. Please ask a board member if you have questions.
- AC Repairs- We have had several contractors come out to give quotes to completely replumb the AC system near the AC tower. We have only received one quote back so far. Back up pump situation was also discussed.

Votes:

RA made a motion to approve 3-1's landscaping improvements to the common elements in front of his place. FB second. All voted in favor.

This meeting was adjourned at 09:26PM.

Recorded by Rich Andres – Published by Mark Aument - 2018 Secretary



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

This Meeting took place on Thursday September 13, 2018 at 07:02PM poolside.

Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Member at Large	Frank Bosela (FB)	- Treasurer
Mark Aument (MA)	- Secretary		
Owners attending:	Robert Markham 3-3		

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

Minute's approval:

No meeting minutes to approve.

Treasurers Report:

Report was made by the Treasurer. As always, a copy of the current financial records can always be requested from the treasurer by any unit owner. All unit owners are paid in full on time for the month of February.

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:

Landscaping Update- The clusia hedge out front has been installed. There are still several hibiscus that have been approved to be installed.

Management Company- More management companies are being interviewed and we hope to make a decision in the next couple months.

AC Rebuild- We are still having a difficult time finding additional commercial AC companies to bid on our AC rebuild project. FB will follow up with Troy Hill and RS will contact additional companies.

Sales/Rentals- Sale of 2-5 fell through. Back on the market. 2-1 has been rented.

Pets- We have received numerous complaints regarding the dog in unit 3-4. The renter and unit owner will be notified one more time and then this matter will be turned over to our attorney at a rate of \$300/hr. Be a courteous neighbor and keep your pets quiet and on leashes when entering and exiting the property.

This meeting was adjourned at 08:26PM.



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

This Meeting took place on Thursday October 23, 2018 at 07:49PM east hallway.

Attendees:

Rich Andres (RA)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Member at Large	Frank Bosela (FB)	- Treasurer
Mark Aument (MA)	- Secretary		
Owners attending:	None		

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

Minute's approval:

Meeting minutes from August 14, 2018 and September 13, 2018 were approved. RA made a motion to approve, DF second, all voted in favor.

Treasurers Report:

Report was made by the Treasurer. 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:

- AC Repairs – The cooling tower is not operating correctly. A new part will be ordered and an AC contractor will be hired to install the part.
- Sales & Rentals – 2 units are currently under contract.
 - Unit 2-5 is under contract. Potential owners are located out of state and we will likely have to conduct the interview via phone.
 - Unit 3-2 is closing on October 26, 2018.
- Estoppel – In order to be compensated for the preparation of an estoppel certificate, the board is required to adopt a written resolution. A copy of the resolution is attached.
- Management Company- RS will look into additional management companies. It is unlikely we will have one in place to start the new year.
- Minimum Boat Insurance - The board had previously discussed that the minimum insurance be set at \$100,000 per person and \$300,000 per event for coverage of Property/Personal Injury. A resolution to establish the insurance minimums necessary for both resident and guest boat slip assignments was proposed by RS. A copy of the resolution is attached.
- Boat Slip Application – Unit 3-4 renter has requested a boat slip. A letter requesting the insurance be updated to the minimum amounts will be sent to Unit 3-4.
- Law Firm – A brochure for a new law firm was passed around for all to review. No decision was made about switching law firms yet. A more complete review of the costs is needed.



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- A new building is planned next door at 1507 SE 15th Street. Discussed the impacts to the units on the egress from their back patios.
- Pavers for walkways – Installing brick pavers over the sidewalks was discussed. DF will get estimates.
- Budget – The 2019 Budget was discussed. No decisions were made on the 2019 Budget.

Votes:

RA made a motion to approve the resolution to charge for Estoppel Certificates. FB second. All voted in favor.

RA made a motion to approve the resolution to establish insurance minimums for both resident and guest boat slip assignments. RS second. All voted in favor. A plan to see that current boat owners policies are modified (as needed) to meet this new requirement will be forthcoming.

This meeting was adjourned at 10:01PM.

Recorded by Rich Andres – Published by Mark Aument - 2018 Secretary



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RESOLUTION BY THE BOARD OF DIRECTORS OF THE ISLAND CLUB ASSOCIATION, INC., ESTABLISHING INSURANCE MINIMUMS NECESSARY FOR BOAT SLIP ASSIGNMENT (RESIDENT AND GUEST.

THAT WHEREAS, As declared by the Amended (2012) *Declaration of Condominium section 3.3(e)(2)*, and

WHEREAS, said provisions of the *Declaration* requires the vessel owner to provide "proof of liability insurance in an amount to be determined by the Board of Directors".

NOW THEREFORE BE IT RESOLVED by the 2018 Board of Directors of The Island Club Association, Inc. that the minimum amount of Liability Insurance necessary for approval of a vessel to be docked at the Associations Docks must be as follows:

1. Insurance in the minimum amount of \$100,000.00 per person and \$300,000.00 per event for coverage of Property/Personal Injury or the equivalent or greater.
2. As per the *Declaration* a legible copy of the actual Insurance policy must be delivered to the Association by the vessel owner and kept on file by the Association for the duration of slip assignment and renewal copies must be sent to the Association upon Insurance renewal by the vessel owner.
3. This Insurance minimum applies to both exclusive use and guest use slip assignment and proof of this insurance minimum must be presented with every request for dockage.

This resolution was adopted by the Board of Directors on this 23rd day of October, 2018, and shall be effective on this date herewith.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his hand and the seal of the Association this 23rd day of October, 2018.

THE ISLAND CLUB ASSOCIATION, INC., a
not-for-profit Florida Corporation

By:

 10/23/18
Richard Andres, President



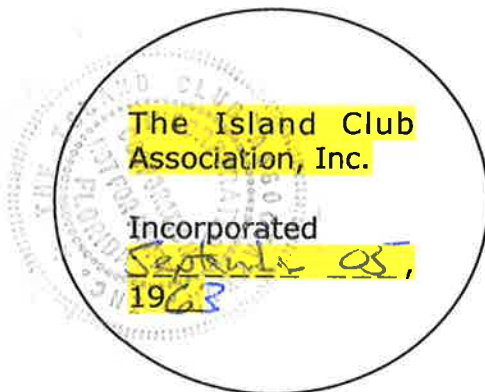
The Island Club Association, Inc.

A Townhouse Condominium
www.theislandclub.org

CERTIFICATE

The undersigned hereby certifies that he/she is the Secretary of The Island Club Association, Inc., a corporation organized and existing under the laws of the State of Florida; that the foregoing is true and correct copy of a resolution adopted at a meeting of the Board of Directors of said corporation held on this 23rd day of October, 2018, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this 23rd day of October, 2018.



(CORPORATE SEAL)

THE ISLAND CLUB ASSOCIATION, INC., a
not-for-profit Florida Corporation

By: _____

Mark Aument, Secretary



The Island Club Association, Inc.

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RESOLUTION BY THE BOARD OF DIRECTORS OF THE ISLAND CLUB ASSOCIATION, INC., ESTABLISHING A FEE FOR THE PREPARATION AND DELIVERY OF ESTOPPEL CERTIFICATES.

THAT WHEREAS, As enacted by the *Florida Statutes Section 718.116(8)(h)*, and

WHEREAS, said provisions of the *Statutes* requires that "The authority to charge a fee for the preparation and delivery of the estoppel certificate must be established by a written resolution adopted by the board ... and is payable upon the preparation of the certificate."

NOW THEREFORE BE IT RESOLVED by the 2018 Board of Directors of **The Island Club Association, Inc.** that the maximum amounts, and stipulations as defined in the Statutes 718.116 for preparation and delivery of an Estoppel certificate will be followed from this time forward.

This resolution was adopted by the Board of Directors on this 23rd day of October, 2018, and shall be effective on this date herewith.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his hand and the seal of the Association this 23rd day of October, 2018.

THE ISLAND CLUB ASSOCIATION, INC., a
not-for-profit Florida Corporation

By: _____

Richard Andres, President



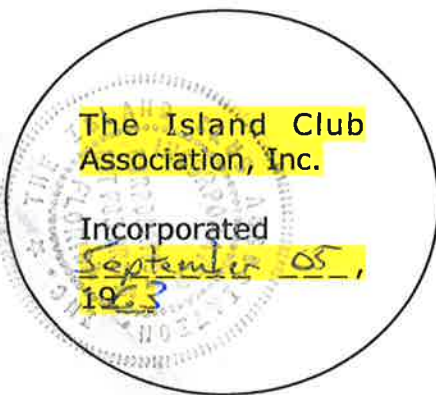
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Dated this 23rd day of October, 2018.



(CORPORATE SEAL)

THE ISLAND CLUB ASSOCIATION, INC., a
not-for-profit Florida Corporation

By: _____

Mark Aument, 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 Thursday November 15, 2018 at 07:13PM in the east hallway.

Attendees:

Dennis Ferretta (DF)	- Vice President	Rocky Stone (RS)	- Member at Large
Frank Bosela (FB)	- Treasurer	Mark Aument (MA)	- Secretary
Owners attending:	Emily Ziegler (2-2), Michelle Aument (3-1), & Nathan Hoy (3-2)		

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

Acknowledged meeting notice posted:

Meeting notice was posted at the mail boxes on November 13, 2018 at 5:30 PM

Minute's approval:

Meeting minutes from October 23, 2018 were approved. RS made a motion to approve, FB second, all voted in favor.

Treasurers Report:

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

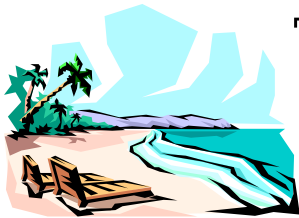
ATTENTION OWNERS: Please note that without your fees we cannot run this business. Should you receive a notice you are late it is because we have not received your payment, please take immediate action to rectify.

Discussions:

- The \$250/month from Unit 3-5 will be put into the Roof Reserve.
- Sale of Units – Units 2-5 and 3-2 have been purchased and the sales are complete.
- 1507 Update – Rocky gave an update on the new building proposed to the East of TICA.
- AC Repairs – A new part was ordered and the cooling tower was repaired.
- Boat Dock Approvals – Approvals have been given for Unit 3-2 and 3-4.
- Boat Insurance – It was determined that “additionally insured” is ok to keep on the insurance. All owners will be notified to make sure they have the proper insurance when their insurance renews.
- Boat Dock Fees – Discussion on the proper amount for the boat dock fee was discussed. It was requested that the fee be changed to the linear space of the seawall used. This will be revisited during an upcoming meeting.
- Critter Control – The lot east of TICA has lots of mice. The bait boxes will need to be checked to make sure they are full.
- Landscaping – Overall the landscaping is looking better. Some of the clusia are not doing as good as the others. Still need to landscape the pool area.
- Parking – More parking passes will be handed out at the annual meeting.
- Board Meetings – Board meetings being held on the 1st Monday after the 10th was discussed. People's schedules have changed and having them on Mondays has been difficult.

Votes:

FB made a motion to hold the monthly board meetings during the 1st week following the 10th (rather than the 1st Monday) approve the resolution to charge for Estoppel Certificates. FB second. All voted in favor.



The Island Club Association, Inc.

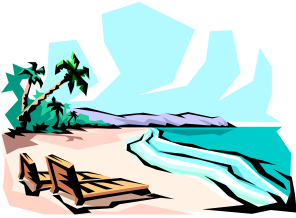
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A Townhouse Condominium

This meeting was adjourned at 9:00PM.

Published by Mark Aument - 2018 Secretary



The Island Club Association, Inc.

Mailing Address:

1501 South East 15th Street – Office

Ft. Lauderdale, FL 33316-2787

Phone (745) 900-1542

Fax (678) 379-6465

www.theislandclub.org

A Townhouse Condominium

NOTICE:

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