



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

## A Townhouse Condominium

### **Board of Directors Organizational Meeting Minutes**

**This Meeting took place on February 7, 2019 at 07:02PM.**

**Attendees:**

Nathan Hoy (NH)	- President	Dennis Ferretta (DF)	- Vice President
Rocky Stone (RS)	- Secretary	Frank Bosela (FB)	- Treasurer

This meeting, originally scheduled to be held after the Annual Membership Meeting, was postponed and was then held as a part of the first 2019 Board meeting on 02/07/2019.

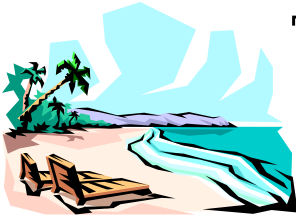
**Elections of Officers:**

- A unanimous vote was taken to elect attending Board Members to the positions shown above.

**Discussions:** Please reference the Meeting Minutes from the 02/07/2019 Board meeting for all other details of this meeting.

**This meeting was electronically recorded.**

Submitted & Published by: Kerry L. “Rocky” Stone, 2019 Secretary



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## A Townhouse Condominium Board of Directors Meeting Minutes

This Meeting took place on February 7, 2019 at 07:02PM in the east hallway.

**Attendees:**

Nathan Hoyt (NH)	- President	Dennis Ferretta (DF)	- Vice President
Frank Bosela (FB)	- Treasurer	Rocky Stone (RS)	- Secretary

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 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:**

- Completed assignment of the Board positions. See above for new position assignment.
- The need for a Management Co.
- FB/RS are gathering info and getting quotes for the repair/replace/restore options with respect to the aging AC Tower and pump system.
- DF/RS getting quotes for a prospective Property Management Co.
- Revisiting of the Dock Fee Change from Linier to Slip width. DF will be Measuring slips.
- FB indicated the necessity for re-asphalting the parking.
- FB getting quotes for the replacement of the Parking and common Ground lighting.
- West hallway hose not working. Investigating water shutoff configuration.
- Landscaping
- NW will be picking up Documents from the Lawyers.

**New Business:**

No new business.

**Votes:**

- No Motions were made at this meeting other than adjourning the meeting.

This meeting was adjourned at 08:04PM.

Recorded by Dennis Farretta & Published by Rocky Stone, 2019 Secretary



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## A Townhouse Condominium Board of Directors Meeting Minutes

This Meeting took place on February 21, 2019 at 06:59 PM in the east hallway.

### Attendees:

Nathan Hoyt (NH)	- President	Dennis Ferretta (DF)	- Vice President
Frank Bosela (FB)	- Treasurer	Rocky Stone (RS)	- Secretary
Home Owners	- Diana Sepulveda (2-7),	Luis Oliveira (1-5)	
Guest Speaker	- Lester form TD Sunshine Property Management		

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

### Minute's approval:

Dates: 11/15/18, 12/20/18, 12/20/18, 1/12/19

### 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:

- Lester (Owner) from TD management gave presentation to Board.
- The need for a Management Co.
- FB/RS met with AB Contractors regarding Cost, logistics and "Down Time" for Tower and AC pump replacement/refurbishment.
- Dock Fee Change from Linier to Slip width. DF will be Measuring slips.
- Pool Pump and possible Heat Exchanger to heat the pool.
- FB re: Parking and common area lighting. Waiting for Quote. – address with TD Sunshine
- Parking lot sealing – address with TD Sunshine.
- Possibility of changing Banks – address with TD Sunshine
- Front door replacement for Units, Cost savings and Permitting.
- Dennis indicated to the Board that Batteries and debris were put by the dumpster.
- The Board questioned Nate as to the storage of construction equipment in his parking spot.

### Old Business:

Diana (2-7) asked the Board for quicker response to her e-mails with respect to her Impact Window project.

Luis (1-5) alerted the Board about City will be doing digging/repairing in front of our Building.

### New Business:

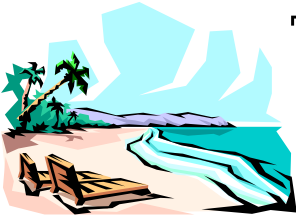
No new business.

### Votes:

- FB made a Motion to approve AB contract to replace the AC Pumps provided the costs are less than \$25,000, Motion was Seconded and unanimously Approved
- NH made a Motion to Hire TD Sunshine, Motion was Seconded and unanimously Approved
- Motion was made to adjourn the meeting, Motion was Seconded and unanimously Approved

This meeting was adjourned at 8:39PM.

Recorded by Dennis Farretta & Published by Rocky Stone, 2019 Secretary



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## A Townhouse Condominium Board of Directors Meeting Minutes

This Meeting took place on March 12, 2019 at 07:01 PM in the east hallway.

**Attendees:**

Nathan Hoyt (NH) - President  
Frank Bosela (FB) - Treasurer

Dennis Ferretta (DF) - Vice President  
Rocky Stone (RS) - Secretary

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

Minute's approval:

None

**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:**

- Board extensively reviewed TD Sunshine Property Management contract. Negotiating changes to contract prior to approval and signing.
- Building insurance renewal. Check TD Sunshine Resources for Insurance Quote.
- Board is preparing a Project List to provide to TD Sunshine should we hire them.
- Revisited AB Electric for AC and Tower project, also adaptation to Water-torn system.
- Window and door specification. Board is considering allowing the lower window to be a Horizontal Slider.
- NH indicated he had removed the Construction Material from his Parking area.
- Condition of some Dock boards, wood/synthetic deck boards. 3 boards need replacement.

**Old Business:**

No old business.

**New Business:**

- DF presented findings with respect to New Dock Fee.
- RS will be re-writing documents to implement official measurements/methods into "2012 Dock" Documents, Targeting May 1<sup>st</sup>, 2019 for new Fees with approval of final document.

**Votes:**

- RS Motion was made to change the August 14<sup>th</sup>, 2007 Window Guidelines, section 3 first paragraph, to read "Single hung or Horizontal Sliders". The motion was seconded and unanimously approved.
- NH made a motion to approve Diana Sepulveda's windows contract request for installation of Horizontal sliders on her lower floor, pursuant to the new changes to the Window Guidelines. The motion was seconded and unanimously approved.
- NH made a Motion to approve New Dock Fee upon review of RS's final document. The motion was seconded and unanimously approved.

This meeting was adjourned at 8:11PM.

Recorded by Dennis Farretta & Published by Rocky Stone, 2019 Secretary

# The Island Club Association, Inc.

c/o TDSunshine Property Management

P.O. Box 122015

Fort Lauderdale, FL, 33312

Phone: (954) 585-0228

Fax: (954) 368-4252

Email: info@tdsunshine.com

## Minutes of the Board Meeting

Date: 5/22/2019

Location: 1501 South East 15th Street Fort Lauderdale Florida 33316

Time: 7:00PM

### A - Roll call of Directors and Officers

Meeting opened at 7:00PM

Present: Lester Dupuis (TD Sunshine), Richard Curry (Property Manager), Rocky Stone (Secretary), Dennis Farretta (VP), Frank Bosela (Treasurer), Absent: Nathan Hoy (President)

### B - Quorum of Meeting

3 of 4 members present quorum established

### C - Minutes for Last Board Meeting

Rocky motioned to approve minutes from 2/7/2019, 2/21/2019, 3/12/2019

All agreed

### D - President's Report

N/A

### E - Treasurer's Report

Frank reported on the April financials

Operating account - \$44,766.73

Reserve account - \$18,149.73

Frank noted that there are 4 reserve accounts - Over 10K purchases, under 10K purchases, Roof, Doc

### F - Secretary's Report

Rocky discussed Meeting notices and communication for getting notices out in a timely manner.

Rocky noted boat slip changes and provided updated spreadsheet

Board agreed meetings will be held first Monday after the 10th

Rocky discussed reluctance to switching bank accounts - Richard agreed to provide benefits of Center State Bank

Rocky discussed TD Sunshine info emails not being received by management. Richard and Lester agreed to investigate.

Board would like logo on all correspondence to owners.

Vote on Bank Account next BOD Meeting

Discussed google calendar, emails

### G - Director Report

N/A

### H - Property Manager report

N/A

### I - Old Business

Rocky discussed sale of unit 2-9 - Owner has 2 ESP dogs, has 2 boats

Board discussed need to adjust A/C tower, replace pumps, and replacement of pipes.

### J - New Business

Rocky stated renter 3-4 is problem, noise, illegal dog, leaves things in hallway. Lease is due? Non-renew letter

Building lights replacement - move lights higher replace with LED

Board agreed to vote on switching bank accounts at next BOD meeting.

### K - Adjournment

Motion to adjourn 8:28PM Dennis 1st, Frank 2nd



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## A Townhouse Condominium

### Board of Directors Meeting Minutes

This Meeting took place on June 25, 2019 at 07:01 PM on the Pool Patio.

**Attendees:**

Nathan Hoy (NH)

- President

Dennis Farretta (DF)

- Vice President

Frank Bosela (FB)

- Treasurer

Rocky Stone (RS)

- Secretary

**Members:**

- Mark & Michelle Aument (3-1),

- Diana Sepulveda (2-7)

- Robert Markham (3-3)

**Renters:**

- Mike Gooden - Owners Real Estate and Renters (3-4)

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

**Minute's approval:**

Dates: 05/22/2019

**Treasurers Report:**

Financial 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.

**Secretaries Report:****Discussions:**

- .....

**Old Business:**

- .....

**New Business:**

- .....

**Votes:**

- .....

This meeting was adjourned at 8:38PM.

Recorded by Richard Curry & Published by Rocky Stone, 2019 Secretary



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## A Townhouse Condominium

### **Board of Directors Meeting Minutes**

**This Meeting took place on July 22, 2019 at 07:00 PM on the Pool Patio.**

**Attendees:**

Nathan Hoy (NH)	- President	Dennis Farretta (DF)	- Vice President
Frank Bosela (FB)	- Treasurer	Rocky Stone (RS)	- Secretary
Mark Aument (MA)	- Director		
Property Manager:	- Richard Curry		

**The meeting was called to order at 7:00PM, roll call conducted and Board attendance verified for a Quorum.**

**Minute's approval:**

Dates: Meeting minutes from 4/22, and 6/25 need approval. Agreed to approve 6/25 at next meeting once unit owners present are updated.

**Presidents Report:**

No report

**Treasurers Report:**

Frank reported current balance sheet

Operating - \$39,146.00

Reserve other - \$18,001.00

Reserve - \$41,005.00

Roof reserve - \$36.00

Reserve \$7900.00

Discussed Emily 2-2 owes 2 months late fees – Send notice

3-5 Contact Karen Phillips, Rocky will send letter

3-4 is now current checks received

**Secretaries Report:**

Rocky discussed TD Sunshine website registration, he is waiting for approval, and found the registration experience to be a little confusing. Send instructions to owners.

Send meeting minutes to Rocky for review before sending to board for approval.

Update owner information/emails

Rocky needs link to TD Sunshine Home page Login

Registration instructions to owners

**Discussions:**

Change BOD meeting date to align with financial reports after the 15<sup>th</sup> – First Monday

Discussed not being able to access Bank of America account

Send notice to owners of bank change

**Old Business:**

Mercury lamps, pool light - Richard stated electrician is coming out on Wednesday to look at project. Rocky and Frank will meet me and electrician to discuss SOW.

Master Grass - Explained that I have not been able to reach Master Grass. Will contact again.

Sprinklers - CAM Irrigation is scheduled to come visit property this week.

CenterState - Documents signed for switching banks - discussed payment methods, notice to owners regarding switching, and time frame for phasing out BofA.



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## A Townhouse Condominium

**New Business:**

**Votes:**

**This meeting was adjourned at 8:06PM.**

Recorded by Richard Curry & Published by Rocky Stone, 2019 Secretary



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## A Townhouse Condominium

### **Board of Directors Meeting Minutes**

**This Meeting took place on August 22, 2019 at 07:01 PM on the Pool Patio.**

**Attendees:**

Nathan Hoy (NH) - President

Frank Bosela (FB) - Treasurer

Mark Aument

Rocky Stone (RS) - Secretary

Richard Curry (PM)

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

**Minute's approval:**

Dates: 06/25/2019, 7/22/2019 Rocky 1<sup>st</sup>, All in favor

**Presidents Report:**

No report

**Treasurers Report:**

Frank discussed challenge of knowing who has paid because of transition to PM Company. Board would like to see a report of checks that have been collected in current month.

Explained to board checks to TDSunshine are remote scanned to bank for immediate deposit.

TDSunshine will check to see if we can produce report of checks deposited

Will wait to transfer funds until money has been moved to new account.

Operating - \$26,562

Reserve Other - \$18,150

Reserve replacement - \$41,500

Roof reserve \$21.00

Reserve Doc \$79.22

**Secretaries Report:**

No report

**Discussions:**

Discussed multiple boat fees at sometime soon

**Old Business:**

LED Lights – Requested estimate from Fisher Electric

Master grass removed bush, will contact him regarding holes.

Member of board will replace pool light

Follow up with CAM Irrigation for wet check

STATUS OF THE BANK TRANSFER AND THE NOTIFICATION OF MEMBERSHIP OF  
THE NEW BANK INFORMATION - PREVIOUSLY SCHEDULED FOR  
IMPLEMENTATION AS OF SEPTEMBER 1

Estimate to remove tree (PALMS) blocking lights on NE side of west building

Master Grass to remove foliage blocking rain-bird sprinkler head on outside of fence between unit 2-2 and 2-3

TDSunshine to send instructions for signup

Lester approves registration to the TDSunshine website



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## A Townhouse Condominium

TDSunshine now has access to Bank of America login

STATUS OF NEW BOAT UNIT 3-1

**New Business:**

REVIEW AND DECISION OF BOARD CONCERNING UNIT 1-5 REQUEST LETTER FOR  
REPLACING SCREEN ENCLOSURE ON UNITS PATIO AREA

**STATUS OF NEW BOAT UNIT 1-5**

**Votes:**

- None

**This meeting was adjourned at 7:43PM.**

Recorded by Richard Curry & Published by Rocky Stone, 2019 Secretary



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## A Townhouse Condominium

### **Board of Directors Meeting Minutes**

**This Meeting took place on September 23, 2019 at 07:00 PM on the Pool Patio.**

**Attendees:**

Nathan Hoy (NH) - President

Frank Bosela (FB) - Treasurer

Richard Curry (PM)

Dennis Farretta (DF) - Vice President

Rocky Stone (RS) - Secretary

Hank Fylstra - Unit 1-2

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

**Minute's approval:**

Dates: 08/22/2019 Rocky 1<sup>st</sup>, All in favor

**Presidents Report:**

No report

**Treasurers Report:**

Frank discussed deposits going into both banks. Richard explained that checks should be deposited into CenterState, and that Frank needs to set up access. Frank stated he would contact CenterState to set up online access and mobile deposit access.

TDSunshine does not have access to move fund from BofA to CenterState.

Operating - \$31,532.94

Reserve Other - \$13,151.22

Reserve replacement - \$41,954.37

Roof reserve \$6.00

Reserve Doc \$7922.25

**Secretaries Report:**

No report

**Discussions:**

Nathan mentioned water bill and was wondering if cost has gone down since A/C fix.

Discussed boat doc forms – Currently forms need to be requested via email and TDSunshine will provide form to resident.

**Old Business:**

LED Lights – Estimate sent to board, board voted unanimously to approve project once they have seen and approved the LED equipment.

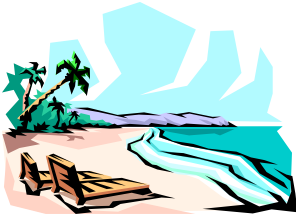
Filling of holes – Nathan will go to Home Depot and repair the holes.

Sprinklers – Frank met with Advanced Sprinklers at property. Richard sent proposal to board.

Instructions for registration – Letter sent to owners, Rocky stated he will attempt to explore website to see what information can be accessed and what information will need to be accessed by owners.

**New Business:**

Budget meeting December 20<sup>th</sup> – Send Rocky notice letter for review



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## A Townhouse Condominium

Annual Meeting – Saturday, January 11<sup>th</sup>, 9AM

Projects for 2020 budget

- Parking lot repair – 2020
- Fence repair - 2020
- Dock repair boards – contact Joe Harper South Florida Dock & Seawall 954-444-6706
- Seawall repair slanted to the South – 2020
- Island Club sign – Present at annual meeting Richard to contact PIP Signs for ideas
- Dog making noise over 40lbs unit 1-3 – Send letter
- Landscaping company – Cutters Edge
- Discussed rat issue and the tides causing an increase
- Painting of building – 2020
- Send proxy letter for annual meeting to Rocky

**Votes:**

- Vote to approve LED project contingent upon board approval of the LED equipment.

**This meeting was adjourned at 7:53PM.**

Recorded by Richard Curry & Published by Rocky Stone, 2019 Secretary



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## A Townhouse Condominium

### **Board of Directors Meeting Minutes**

**This Meeting took place on October 21, 2019 at 07:03 PM on the Pool Patio.**

**Attendees:**

Nathan Hoy (NH) - President

Frank Bosela (FB) - Treasurer

Richard Curry (PM) - CAM

Dennis Farretta (DF) - Vice President

Rocky Stone (RS) - Secretary

Mark Aument (MA) - Director

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

**Minute's approval:**

Dates: 09/23/2019 Rocky 1<sup>st</sup>, All in favor

**Presidents Report:**

No report

**Vice President Report:**

None

**Treasurers Report:**

Frank stated he only has partial checks from owners. Stated there was a fee for roof reserve account BofA for low balance. Nathan is concerned that there is still money at BofA, and Frank stated he does not have access to CenterState. Frank should contact Amy to set up access to CenterState account. All bills should come to TDSunshine, post office change of address.

Clarify invoices and bills that are being paid, and what account are they being paid out of.

Operating - \$33,862

Reserve Other - \$18,100

Reserve replacement - \$41,400

Roof reserve \$91.00

Reserve Doc \$7900

**Secretaries Report:**

No report

**Discussions:**

Documents state the proposed 2020 budget needs to be sent to board on or before December 1<sup>st</sup>.

Discussed annual meeting and budget meeting dates. Confirmed budget meeting will be held December 20<sup>th</sup>, at 7:30PM, and annual meeting will be held January 11, 2020 at 9AM.

**Old Business:**

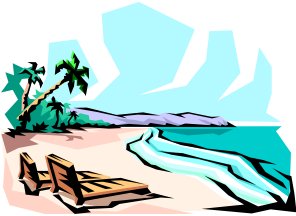
Pool light repair – Repaired by Frank & Rocky

LED Lights – Mark will investigate additional vendor for LED Lights – Board is requesting to know manufacture & Warranty.

Filling of holes – Nathan will go to Home Depot and repair the holes.

Sprinklers – Arrange meeting with Frank & Rocky so that we can clarify work to be done.

Dog making noise – Noise has stopped, believe it was a visiting dog.



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Unit 2-5 – Did not notify board of work being done in unit, need to let management know that work will be done. Also did not clean up. Send letter to all owners to let them know they need to notify management.

Owner is planting trees in common area. Send notice Unit Number?

Guest parking is for Guest

**New Business:**

Owner notification to association of work to be done

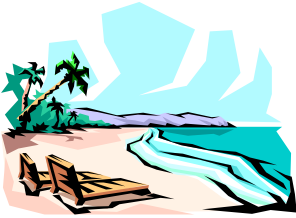
Reminder to all residence that modifications (alterations) need to be sent to TDSunshine.

**Votes:**

Rejected Fisher Electric proposal

**This meeting was adjourned at 8:06PM.**

Recorded by Richard Curry & Published by Rocky Stone, 2019 Secretary



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## **NOTICE:**

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