



www.theislandclub.org

The Island Club Association, Inc.

Mailing Address:

c/o TDSunshine Property Management

P.O. Box 122015

Fort Lauderdale, FL, 33312

Phone: (954) 585-0228

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Email: board@theislandclub.org

A Townhouse Condominium

Board of Directors Meeting Minutes

This Meeting took place on Monday, February 10, 2020 at 07:00PM East Hallway

Attendees:

Frank Bosela (FB) - President
Richard Curry (PM) - Property Manager
Eryn Ramsey (ER) - Director

Rocky Stone (RS) - Secretary
Mark Aument (MA) - Treasurer

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

Minute's approval:

Dates: 11-25-2019, 12-20-2019, 1-11-2020 - Frank motioned to approve all minutes, Rocky 2nd, all in favor.

Presidents Report:

No report

Vice President Report:

No report, not in attendance

Treasurers Report:

- Discussed boat doc fees and maintenance fees. There were discrepancies in the reports & Kimberley is working to reconcile the delinquencies. Frank will contact Kimberley to see what information is needed to reconcile. \$6500 collected for doc fees and should be over \$8200. Screening application income should be considerably less. Is that additional money the doc income?
- Delinquency report is inaccurate and needs to be reconciled.
- Requesting audit

Secretaries Report:**Property Management Report:****Old Business:**

- Sprinklers - Rocky & Frank met with Advanced Sprinkler at property to define SOW & explained to BOD. Mentioned water line not working somewhere on property that could be being turned off and on by an owner.
- Building Lights – Mark presented cost for lights and recommended not putting a post which would be like a streetlight. Mark will send formal proposal and then send both (Fisher Electric) to board.
- Parking lot resealing – 3D Paving and Flannel Warriors have been contacted to provide estimate. Rocky will send old quote and contact info for repaving.
- Restrictions on Doc usage – Check boxes for original documents
- Discussed Eryn Ramsey alteration form to put up awning.
- Dock boards replacement – Rocky will meet vendor to look at boards for final estimate.
- Seawall resurfacing – Pending should be done every 5 years hasn't been done for 15. Stucco
- Rental of unit 2-9 – Rocky discussed online application process and had concerns about identifying owners versus board members. Concerned that owners can see information.
- Sprinkler system testing – Sprinkler testing – Advanced tested system and fixed some issues.
- East fence evaluation – Concerned they will not be able to work on fence very soon because building to the east. Send Jose who has already been to property.
- Landscaping – Cutters edge stated property is too small. They like what Cutters Edge did with Quarter Deck.
- Insurance – Work on quote for main Insurance Ralph Avery.

New Business:

- Guest parking ID – Owners are parking in guest parking spaces.
- Management company not keeping up with documents – Discussed updating of documents such as addresses, leases, and sales. Also, board member information. Attention to detail.

Published – 6/2/2020



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- Undocumented residents – Discussed undocumented residents and coming up with a way to hold them accountable. UNDOCUMENTED RESIDENTS – Frank has heard complaints of undocumented residents. Unit 3-3 there have been renter/owner complaints regarding the unit. Someone is coming to unit to watch property for owner and the thought is they are living there. Also using guest parking without pass and playing loud music. Can we prove they are living there? Ask owner about visitor, what is the status.

This meeting was adjourned at 8:00PM.

Recorded by Richard Curry & Published by Rocky Stone, 2020 Secretary



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Board of Directors Meeting Minutes

THURSDAY, MARCH 12, 2020, 7:00PM EAST HALLWAY

Roll Call:

The meeting was called to order at 7:10PM

Attendees:

Frank Bosela (FB) - President

Mark Aument (MA) - Treasurer

Members: Dennis Farretta – 1-1

Rocky Stone (RS)

Eryn Ramsey (ER)

- Secretary

- Director

Quorum of Meeting:

Quorum established

Prior Meeting Minutes

Minutes from 2/10/2020 - approval postponed until next meeting

Treasurers Report:

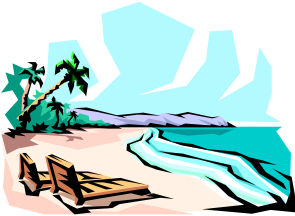
ACCOUNTING AUDIT REPORT – No report pending information from Kimberly who has been sick. Rocky sent Kimberly list of concerns that need action. She said she would address in Feb. Financials.

Secretaries Report: covered in agenda

Property Manager Report: could not attend

Old Business:

- **INSURANCE RENEWAL** – Requested copies of 2019 – 2020 from board, docs sent were from 2018-2019 mistakenly. Board was not able to locate docs for current policy. Need to move forward with former agent.
- **BUILDING LIGHTS** – Put on hold for now until more information on Covid-19 restrictions.
- **POOL LIGHT** – Pool light has been fixed; circuit breaker was faulty.
- **PARKING LOT RESEALING** – Quotes are needed.
- **DOCK BOARDS/ RECOATING/REPLACE** – 1st quote recommended 5 or 6 boards. Frank and Rocky counted boards and spoke with Johnny at Acryfin and stated they counted 23 boards. Requested new quote for to cover newly found boards. Boards were replaced and they are going to come back in a few weeks and coat boards. Rocky is working with Vendor directly.
- **SEAWALL RESURFACING** – Stucco seawall, need to contact Joe Harper. Need written estimate, Frank will call for written estimate.
- **RENTAL UNIT 2-9** – Have moved in, was approved by board.
- **SPRINKLER TESTING** – Has been completed and sprinkler system is repaired.
- **EAST FENCE REPAIR** – Need to have fence inspected on the outside to determine any repairs needed before the construction is completed.
- **LANDSCAPING (CUTTERS EDGE)** – Cutters Edge is not an option our property is too small. Frank (& Rocky) contacted and walked property with a landscaper to discuss 100% landscaping. Supposed to send us a plan.



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- GUEST PARKING ID – Jared (renter in 2-4) stated Unit 2-1 parking in guest spot. Mark/Michelle already spoke to them about this. Rocky suggested new card ID's for guest parking. Need to send letter to all owners/residents as rules reminder of guest parking.
- UNDOCUMENTED RESIDENTS – Jared (renter in 2-4) complaining about Markham (2-3) illegal resident. (Note from PM - Letter was sent to Markham and there has been no response.)
- AC WATER TOWER FILTER – We need to have screen installed in the AC water basin and we have a quote from A B Electric we should have executed.

New Business:

- AC WATER PIPE BLOCK ABOVE UNITS 1-4/1-5 - Rocky provided detailed explanation of issues with water tower and the history to date and the methods used to resolve. A lot of discussion resulted about where to go from here. Luis & Rocky were not getting water to their AC units. Explained that there was blockage and the pipes were replaced feeding to Units 1-4&5 AC systems. Also discussed the desire of some owners to separate from the AC tower and the inherent problems with doing that.
- WATERTRON CANCELATION - Watertron canceled water service treatment. Rocky researching a non-chemical water treatment system and will report findings.
- EAST BUILDING WATER SUPPLY PIPE LEAK – City water main fee to East building compression fitting connection broke causing flooding between units 1-3&4. Mr. Rooter, who did the initial underground install, came out and resolved the issue.
- PUMP ROOM CLEAN OUT – Need to clean out pump room, old pumps, and reconfigure pool pump.
- POOL FILTER HOUSING LEAK – Need to replace pool filter housing as it is leaking
- SEAWALL CAP & STEP AT POOL – Need to resurface the seawall Frank will follow up with Joe Harper install step. Also talked to dock repair/recoat worker who also do concrete work, say they can install a step between the pool deck and seawall cap and will send us an estimate.
- STORAGE LOCKER CLEAN OUT & CANCEL – BY 4/30/20 – Month to month contract through May 30. Nothing there needs to be in an AC storage unit. We will relocate items from rental to pool room extra space & cancel locker rental.
- FIRE LINE SUPPORT REPAIR – Frank & Rocky discovered that Fireline on seawall needs to have new hangers installed before the pipe breaks.
- EAST STORM WATER DRAIN – Luis & Rocky met with Ft Lauderdale Environmental inspectors onsite and made them aware the construction company next door sealed up the city storm drain. They said they will attend to it.
- COURTYARD SINKHOLE – Found by Erin – we will need to address

This meeting was adjourned at 8:56PM.

Recorded by Richard Curry and Rocky Stone & Published by Rocky Stone, 2020 Secretary



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Board of Directors Meeting Minutes

Thursday, June 4, 2020 EAST HALLWAY

Roll Call:

The meeting was called to order at 7:02PM

Attendees:

Frank Bosela (FB) - President
Mark Aument (MA) - Treasurer
Nathan Hoy (NH) - Vice President

Rocky Stone (RS) - Secretary
Eryn Ramsey (ER) - Director
Richard Curry (RC) - Property Manager

Members:

Karen Phillips – 3-5
Kathleen Kluge – 2-5
Helen & Ashley Bowditch – 2-6
Michelle Aument – 3-1
Luis Oliveira – 1-5

Quorum of Meeting: Quorum established

Prior Meeting Minutes: Minutes from 2/10/2020 meeting - Frank motioned to approve, Rocky 2nd, all vote in favor.

Presidents Report: None

Treasurers Report:

- AUDIT REPORT FROM JUNE 2019 TO DATE – Further acknowledgement is needed from Kimberly to resolve outstanding issues. PM suggested a meeting with TDS Accounting to discuss.
- APRIL FINANCIALS AND STATUS OF FINANCIALS CLEANUP – PM explained reports are supposed to be going out on 15th of month but board has not been receiving them. Board stated that they need to receive April and May by June 15th. TDS Accounting is behind. PM had the current delinquency report to be given to the Board and acknowledged that it is incorrect.
- FINANCIAL REPORTING AT MEETINGS – Financials should be received on the 15th and available to review at meetings third week of month. It was also stated that Center State Bank Statements need to be sent to the Board every month (not just reporting from TDS's accounting system).
- DOCK FEES PAYMENTS - Need to know if they are up to date.
- SIGNORS – Mark and Frank need to be updated as signors on bank account.

Secretaries Report: None

Property Manager Report: None

Old Business:

- INSURANCE RENEWAL STATUS – Completed pending follow up for AC Tower. PM will get Insurance Company info to Karen 3-5.
- AC WATER TOWER SUMP SCREEN & WATERTRON REPLACEMENT –
 - Rocky explained water treatment solutions (chemical vs non-chemical), how they work, and the costs of these two types of systems. The Board discussed / decided on the more cost effective solution (chemical).

Published - August 21, 2020



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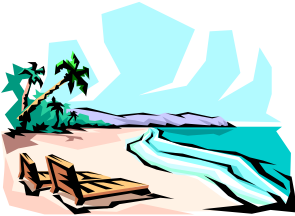
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- A lot of discussion relating to replacing the Tower with individual units vs a full refurbishment of the current system. Nate has committed to preparing a cost efficacy proposal for replacing the Tower with separated individual units.
- Installation of a water meter on the AC Tower should be examined so we could send for reimbursement of sewer charges. The Board voted unanimously to move forward with the chemical treatment solution. Nate requested that the contract cancelation period should not be longer than a 6 month commitment, the Board agreed.
- Rocky explained that he has a second chemical treatment company to talk with and will report findings and a quote. The Board can then decide which chemical treatment company to go with via email.
- EAST & WEST FENCE EVALUATION & REPAIR – Need to reach out to Boris (GC) and schedule a date to investigate east fence. Rocky's gate post has been pushed over by Office cubes moved against fence. Also mentioned that outside of fence behind unit 1-5 is damaged as well. The West repairs that are needed can be handled separately.
- PARKING LOT RESEALING – Board recommended to put on hold with Covid-19.
- EAST STORM WATER DRAIN – Rocky & Luis reported a status and Luis is continuing to monitor the storm water drain issue with the City. The grate on the East side of parking lot allows rainwater to drain into canal. Piping runs along east of property line. Piping was assessed in 2009 and was documented needing repair but was never repaired by the city.
- SEAWALL RESURFACING – On hold until water drain is repaired.
- BUILDING LIGHTS QUOTES – Resend quote to board and send light fixtures info.
- LANDSCAPING QUOTES – Frank is working on landscaping quotes.
- FIRE LINE SUPPORT REPAIR – City fire came out to inspect Fire Line. We now do have keys for the Backflow.
- SEAWALL CAP & STEP AT POOL – The laborer doing the dock coating also does concrete work. Suppose to provide quote to Rocky.
- DOCK BOARDS REPLACEMENT & SURFACE RECOATING – Waiting on rescheduling.
- PUMP ROOM CLEAN OUT & STORAGE LOCKER – Cleaned out old AV pump plumbing from pump room, canceled storage contract and moved items into pump room.
- GUEST PARKING ID NOT BEING ADHERED TO – Need to know who is parked in guest spots. Passes not being used. PM will look into getting new guest passes made.
- SPRINKLER SYSTEM TESTING – Provide estimate to board for sprinkler maintenance. PM to look into a maintenance contract to test & repair.
- POOL FILTER HOUSING – Rocky will contact pool guy.

New Business:

- MANAGEMENT COMPANY ISSUES – See “**Treasurers Report**” above
- UNLEASHED DOGS ON COMMON PROPERTY AND IN THE POOL – Mark discussed his dog being out lose and in the pool, stated it will not happen again. Make sure owners are picking up after dogs. Board also discussed quotes for camera solution to monitor building. Nathan suggested scheduling a special meeting to change the documents to allow for fining and will draft something for the Attorney to start with. Suggested we schedule meeting for August and suggests voting for \$100 fines.
- UNDOCUMENTED RESIDENTS – Closed



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- DOCK BEING USED FOR BOAT RENTALS – Nathan stated that there must be verified documentation that the individual has been violating previously. Unit 3-4 lease renewal has a provision that leasing his boat will cause immediate termination of lease.
- ITEMS BEING LEFT IN THE DUMPSTER AREA NOT IN THE DUMPSTER – Send letter to residents regarding bulk items.
- REPLACEMENT OF AC COOLING PIPES IN UNIT 2-6 ATTIC – Rocky reported the A/C Tower pipe replacement for Units 2-6, 2-9 & 2-10 was done.
- GUEST PARKING BEING USED BY OWNERS/RENTERS – See “GUEST PARKING ID NOT BEING ADHERED TO” above
- WEST MAIN WATER LINE – The straps have broken and need to be replaced

This meeting was adjourned at 8:39PM.

Recorded by Richard Curry and Rocky Stone & Published by Rocky Stone, 2020 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

Thursday, July 30, 2020 Pool side

Roll Call:

The meeting was called to order at 7:12PM Attendees:

Frank Bosela (FB)	- President	Rocky Stone (RS)	- Secretary
Mark Aument (MA)	- Treasurer	Eryn Ramsey (ER)	- MemberAtLarge
Nathan Hoy (NH)	- Vice President	Richard Curry (RC)	- PropertyManager
Members:	Karen Phillips – 3-5	Michelle Aument – 3-1	

Quorum of Meeting: Quorum established. Meeting was posted timely.

Prior Meeting Minutes: Rocky motioned to accept 3/12/2020 minutes, Frank 2nd and All agreed.

Presidents Report: None

Treasurers Report:

Mark and Michelle are reviewing bank statements for owner payments. Mark noted that there is no identifier to the payments. Mark noted that the checks are taking so long to be deposited.

There is an issue for the payment to the insurance it is due on the 10th and it is paid on 15th. Richard will set up a meeting. He noted that 3 to 4 dock payments were missing.

Discussed the current financials.

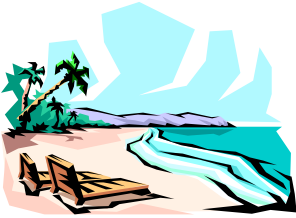
Discussed pest control and issue with Truly Nolen.

Secretary Report: see Old Business below

Property Manager Report: None

Old Business:

- A/C Insurance Upgrade – No update from the agent.
- Discussed the water treatment and the quote. Also noted the existing leak should now be repaired.
- Discussed the chairs and were taken into Gold Coast and a deposit made from Bank of America account. It will be about a week before the chairs will be ready.
- Discussed the fire line backflow and it was completed. The city was not notified to date.
- Seawall cap quote is still outstanding
- The seawall resurfacing is postponed until the drainage line is replaced.
- The sewer feeds cannot be lined so the city is going to replace the lines. They will replace the whole street. So the resealing of the parking lot should not be done because they are going to tear up the parking lot to replace the lines. Resealing the parking lot is on hold.
- Building lights replacement, the quotes were sent but Rocky does not light the type of lights. The Board wants to see them in action.



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- Landscaping Quotes – Frank is working on landscaping quotes. The board wants to get landscaping cleaned up for the Hurricane. Rocky motioned to have grass master to clean up the landscaping and trees 2nd Frank and All agree.
- East Fence Repairs – Richard suggest to meet with the Developer

New Business:

- West fence repair – will get a quote from Handyman.
- Discussed guest parking and it is not an issue.
- Discussed making an addendum to the condominium documents. Nathan will type something up and send to the board.
- Common property incursions have been resolved.
- Trash and recycling are not being followed. Richard will send a notice.
- Discussed the alteration to an owners windows. Nathan motioned to approve the alteration for Karen Rocky 2nd and all agreed.
- Discussed to put a meter on the waterline Rocky motioned to type up an approval letter, Nathan 2nd and All agreed

This meeting was adjourned at 8:30PM.

Recorded by Richard Curry and Rocky Stone & Published by Rocky Stone, 2020 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

Thursday, August 26, 2020 Pool side

Roll Call:

The meeting was called to order at 7:01PM Attendees:

Frank Bosela (FB)	- President	Rocky Stone (RS)	- Secretary
Mark Aument (MA)	- Treasurer	Eryn Ramsey (ER)	- MemberAtLarge
Nathan Hoy (NH)	- Vice President	Lester Dupuis (LD)	- PropertyManager
Members:	Karen Phillips – 3-5	Michelle Aument – 3-1	Dennis Farretta – 1-1

Quorum of Meeting: Quorum established. Meeting was posted timely.

Prior Meeting Minutes: Frank motioned to accept 6/4//2020 minutes, Rocky 2nd and All agreed.

Presidents Report: Frank gave Lester a check from Robert Markham for \$1000.

Treasurers Report:

Mark and Michelle are reviewing bank statements for owner payments. Mark noted that there is no identifier to the payments. Mark noted that the checks are taking so long to be deposited.

There is an issue for the payment to the insurance it is due on the 10th and it is paid on 15th. Richard will set up a meeting.

He noted that 3 to 4 dock payments were missing.

Discussed the current financials.

Discussed a lost reserve check in 2019

Rocky noted that the Dock Fees are not being handled correctly and according to the resolution passed by the Association.

Frank turned over the physical checks from 2017 to 2019 to Mark for review.

Secretary Report: None

Property Managers report:

The fence repair is scheduled for next week.

Parking lot reseal has been put on hold.

Annual Roof inspection was completed.

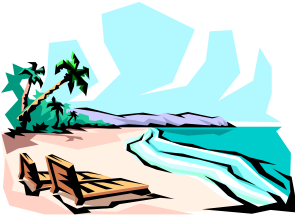
Old Business:

Discussed that a roofer went on the flat roofs last week and pressure washed and repaired.

Discussed the A/C pipes to be reattached on the west end of the Building

Discussed getting the sprinkler repair company to do periodic sprinkler checks.

A/C Insurance Upgrade – A/C Tower insurance will be follow up by Lester.



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Tower Screen – Frank is working on it.

If unit owners find issues with their A/C it is suggested they back flush their units and should use a HVAC person familiar with The Island Clubs A/C units.

Guest Passes were passed out by Michelle.

Discussed the chairs and that they were done by Gold Coast. They are in the pool area currently.

Water Treatment was installed for the A/C lines. There was a leak and the Board is fixing with Flex paste.

Rocky noted that the thermal switch is not working and it should cost approximately \$250.00.

The City has not done anything with the rain drain line yet.

The seawall project is on hold.

The board is acquiring 2 light quotes and needs one more from Lester.

Master Grass will charge \$1500 for the trimming of the trees. Frank Motioned to proceed with the trimming of the trees and bushes, Rocky 2nd and All agreed.

New Business:

- None

This meeting was adjourned at 8:30PM.

Recorded by Lester Dupuis and Rocky Stone & Published by Rocky Stone, 2020 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

Thursday, September 24, 2020 East Hallway

Roll Call:

The meeting was called to order at 6:58PM

Attendees:

Frank Bosela (FB)	- President	Rocky Stone (RS)	- Secretary
Eryn Ramsey (ER)	- MemberAtLarge	Nathan Hoy (NH)	- Vice President
Lester Dupuis (LD)	- PropertyManager	Absent - Mark Aument (MA)	- Treasurer
Members:	Michelle Aument – 3-1		

Quorum of Meeting: Quorum established. Meeting was posted timely.

Prior Meeting Minutes: No Minutes approved.

Presidents Report: None.

Treasurers Report:

Discussed the following items:

What is happening with the delinquent accounts and that Mark is working with Kimberly to make them correct.
Is 2-9 delinquent by \$1000?

Discussed the Bank of America Debit card.

Discussed that the Dock fees should be \$492.20 per month and that they are off on the August financials.

Discussed that the balance sheet is off. Discussed that there should be a separate account for the dock fees. The account should be called Dock/Seawall/Fireline.

Discussed the Truly Nolan contract.

Secretary Report: None

Property Managers report:

The west fence repair was completed.

Lester continues to contact the Insurance agent to get the A/C towers on the insurance policy.

Lester asked for clarification on the water treatment invoice. It will be a month charge.

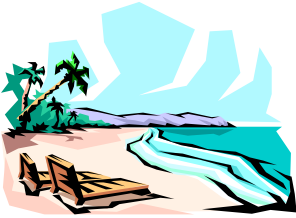
Old Business:

Discussed the A/C pipes to be reattached on the west end of the Building will be done by the Handyman.

Tower Screen – Frank is working on it and the leak is repaired

The City has not done anything with the drain lines yet.

Frank purchased a LED light that is being tested for everyone to review in the front of the building.



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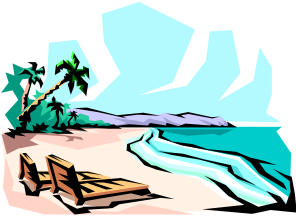
The landscaping hurricane prep is completed.

New Business:

- Frank motioned to set the Third Monday of the month for a Board Meeting. Aaron 2nd and All agreed.
- Frank motioned to allow residents to put up holiday decorations in the front courtyard for Halloween, Thanksgiving and Christmas for two weeks before the holidays and removed one week after the Holidays, Rocky 2nd and All agreed.

This meeting was adjourned at 8:16PM.

Recorded by Lester Dupuis and Rocky Stone & Published by Rocky Stone, 2020 Secretary



The Island Club Association, Inc.

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NOTICE:

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