



The Island Club Association, Inc.

Mailing Address:

c/o TDSunshine Property Management

P.O. Box 122015

Ft. Lauderdale, FL 33312

www.theislandclub.org

A Townhouse Condominium

Board of Directors Meeting Minutes

This Meeting took place on April 7th, 2021 at 07:04 PM on the Pool Patio.

Attendees:

Frank Boselo (FB) - President
Mark Aument (MA) - Treasurer
Rocky Stone (RS) - Secretary
Diana Sepulveda (DS) - Owner 2-7
Karen Phillips (KP) - Owner 3-5

Lester Dupuis (LD) - President TDS
Omar Diaz (OD) - CAM TDS
Melissa Wendorf (MW) - Vice-President TDS
Kimberly Cevallos (KC) - Director of Accounting TDS
Robert Markham (RM) - Owner 3-3

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

Minute's approval:

End of December, January, and February Board Meeting minutes are pending review by Secretary.

Presidents Report:

New lights being installed on new step.

Property Manager Report:

Conferenced call with MS and KC to address Reserve accounts and transfers. Rocky and Mark detailed the discrepancy between financial statements numbers for pooled and dock reserves versus the figures on spreadsheet "Reserved Pooled & Dock Reserves". Rocky also clarified that the difference between the "Proposed Budget Worksheet" and "Reserved Pooled & Dock Reserves" was that the budget worksheet reflects fully funded reserves not partial. Rocky stated that we needed to make the Reserve account whole based on balance as of 12/31/2020 in "Reserved Pooled & Dock Reserves". Mark motioned to take money from BOFA operating account and Centerstate Account to make both Reserve accounts whole. Frank 2nd Motion. All in favor. Melissa questioned roof assessment funds in Reserve. Rocky clarified that at the membership meeting they voted to place the overpayments into the reserve. Rocky pointed out that the Financials Statements do not match the approved 2021 budget. Rocky suggested addressing the other issues listed under Financials for another meeting.

Treasurers Report:

No report.

Secretaries Report:

No report

Discussions:

N/A

Old Business:

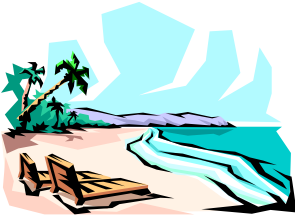
A/C Tower Insurance – Table discussion for short term. Insurance is up for renewal soon.

West Fence Repairs – Repairs not completed as well as Nate's gate. Follow up with vendor (Flannel Warriors). Unit 2-7 requested painting of the fence that was repaired.

East Storm Water Drain – Rocky stated City is balking on doing it. Recommended writing a letter to the Mayor's office.

Sprinklers – Sprinklers are still broken.

East Fence Repairs – Monitor project next door to make sure it gets done.



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New Business:

Terminix Visits- Request a log of visits. Mark said they haven't seen them in a couple of months.

Changing Waste Company- Rocky stated we are not ready to make a decision. We are missing information and he will work directly with the Omar to gather the figures and contracts required. Owner of unit 2-7 asked for an additional pick up for the Recycling.

Comcast Cable Cover- Issue brought up by Unit 2-7. Comcast never placed the cover over cables.

Votes:

Approved motion to transfer funds from BOFA and Centerstate Accounts to make both Reserve Accounts whole.

This meeting was adjourned at 8:35PM.

Recorded by Omar Diaz & Published by Rocky Stone, 2021 Secretary



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A Townhouse Condominium Board of Directors Meeting Minutes

Wednesday, February 24, 2021 at 7:00PM Hallway

Roll Call:

The meeting was called to order at 7:00 PM

Attendees:

Frank Bosela (FB) - President

Rocky Stone (RS) - Secretary

Mark Aument (MA) - Treasurer

Lester Dupuis (RC) -Property Manager on Phone

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

Prior Meeting Minutes: Frank motioned to approve the minutes of 7/30/2020, Rocky 2nd and All agreed.

Presidents Report:

Discussed putting up security camera and the Board has vendors giving quotes.

Treasurers Report:

Discussed the January financials. Rocky noted that TDSunshine needs to get the number for the reserve fund correct. Discussed the pooled reserve and that the balance sheet needs to be corrected.

Secretary Report: None

Property Managers report:

Discussed in the Treasurers report.

Old Business:

Discussed that the Tower is covered for \$80,000.

A/C Tower sump screen – Frank will repair

Flat roof beam repairs – Discussed that it is pending

West fence – Repaired and complete

Parking lot – Discussed and continued with on hold

East storm water drain – Discussed and the city does not have a timeline.

Seawall – Discussed and on hold

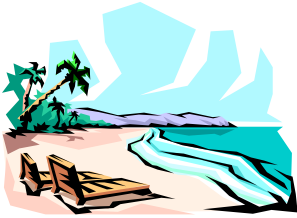
Building lights – Discussed and waiting on a quote.

Sprinkler system testing – is being done but there are some broken sprinklers.

Discussed truly Nolen vendor is doing their job

Discussed sealing hallways, Frank will investigate.

Published -



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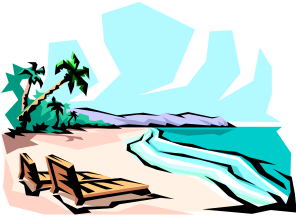
New Business:

Dock light batteries – Discussed to replace the batteries. Rocky will get the batteries. Frank motioned to purchase and Mark 2nd. All agreed

Discussed camera the sewer lines.

Frank motioned to adjourn at 8:30PM.

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**