

THE ISLAND VILLAGE MESSENGER



February 15, 2018

The February 2018 Island Village Board of Directors meeting was held on February 15, at the home of Jeff & Pat Ford. Board members in attendance were: Ron Zylich, Janet Gaynor, Jeff Ford, Pam Leckie and Bob Zacher. Property Manager, Judie Littell was also in attendance.

BOARD RESPONSIBILITIES:

Ron Zylich: Maintenance (Bob Cain)
Janet Gaynor: Rentals and Purchase Applications, IV Docs Infractions
Jeff Ford: Landscaping
Pam Leckie: Pools
Bob Zacher: Electrical

OLD BUSINESS:

Architecture Committee: Len O'Hara outlined the process for modifications to condos required by Florida Law. All modifications need Board approval. The ARC committee has no authority over modifications but it's purpose is to help owners navigate the process. Len noted that 17 years ago, owners historically did what they thought they could; e.g. add decks, build retaining walls, do plantings, etc. without any approval. More recently, a Unit Modification Request form was put together that is required by the Board when making modifications to individual units. A Project Checklist was also created to aid in completing the process. (These documents are available on the Island Village website (islandvillageami@yolasite.com).) This process must be used when making changes to visible unit exterior (windows, doors, lights, decks, lanais; or anything structural within a unit (load bearing walls, plumbing, electrical, etc.)

Spiral Staircases: A committee, consisting of Jeff Ford, Dan Dwyer and Len O'Hara looked at the three spiral staircases that have not been updated. Jeff Conner, architectural engineer, was consulted and the job was put out to bid. We are currently waiting for proposals. Some ground level pads may need to be replaced. Bob Cain will repair second floor spiral entry pads that need work.

Lanai Floor Coverings: The Board has recently found that as a result of carpeting installed in open-screened only lanais, the carpet has caused erosion to the concrete floor down to the rebar due to water

retention. Carpeting in unenclosed lanai's must be removed, sealed and replaced with a material that does not retain water; e.g. paint or tile. (See Section 9.5.1 Lanais in the IV Condo Docs.)

Asphalt Repair: Superior Asphalt and one other contractor will be asked for estimates and recommendations for replacing the asphalt in the quad garages.

Audit/Review: Jeff Ford met with three accounting firms regarding an audit of Island Village finances. All three were well versed in condo finance and Florida law. The cost for this service will be approximately \$5,000. Braxton & Halloway were chosen to do the audit sometime after April 15. PCM does the tax return for Island Village. Judie will send a copy of the 1120 for 2016 and 2017 to the Board.

Landscape Committee: A Landscape Committee (Jeff Ford, Dan Dwyer and Debbie Long) has been formed to take a look at areas that need landscape work and report back to the Board. The committee has gone thru the property extensively and put together recommendations. A budget of approximately \$4,000 has been established for work to be done this year including erosion issues around buildings E & H. Bob Cain has put down shell to help prevent further erosion. Work will also be done around the S curve on Gulf Drive which has been neglected. West Bay has done some cutback and will do additional work. The ficus tree outside Building C will be replaced and drainage issues will be addressed between B & C, I & J and G & H.

Quad Roofs: An architect was contracted to prepare specs to replace the quad roofs. The specs have been accepted and will go out for bid. The roofing will be done after June and all roofs will be done at the same time. Discussion was held regarding various types of roofing and the feeling that it was time to update the look of the condos. Facias, soffits, gutters and downspouts will be addressed along with the roofs.

NEW BUSINESS:

Rental Policy: There have been some concerns about owners following the rules relative to renting their units. The rules are posted on the website along with the process. It is also important to notify the Board when friends and/or family will be staying in your unit when you are not there. Knowing when the unit is occupied will help in determining when law enforcement needs to be contacted. A suggestion was made to provide a card to put in the car to show that the owner is aware of the unit being occupied. Pam Leckie will look into the availability of hang tags for this purpose.

Fining Committee: A Fining Committee consisting of Marcia Griffith, Bob Marusak and Jeanne Rueger was appointed to address issues related to infractions of rules established by our Condo Docs. A fine of up to \$100/day or \$1,000 per occurrence can be assessed against the owner for not abiding by the rules established. A list of fining violations will be defined. Pam and Janet will come up with a list to run by the Board.

The next Board Meeting will be held on March 22 – location to be determined. If you would be willing to host a meeting, please contact a Board member.

NOTES:

Spectrum: When contacting Spectrum regarding billing issues, call the number on your bill and ask for Bulk sales. They will be able to look into what is covered by our contract.

Pool Parties: Thursday, February 22, Monday, March 12 and Monday, March 26.

Cornhole: Men's Cornhole will be held every Friday at 1pm in the driveway between Buildings C & D. Bring your own chair, beverage and snacks. Don't forget to bring your dollar if you plan on losing!!!