

THE ISLAND VILLAGE MESSENGER



JANUARY 17, 2018

Website: www.islandvillageami.yolasite.com

WELCOME BACK ISLAND VILLAGERS!!

The Island Village Annual Meeting was held on January 17, 2018.

With a quorum present, Ron Zylich brought the meeting to order. Those present were: Ron Zylich, Jeff Ford, Janet Gaynor, Bob Zacher, and Judie Littell, Property Manager. (*Pat Connellan could not make the meeting tonight because of family needs.)

2018 Annual Meeting Notes – Ron Zylich, President

In December we lost one of our long time owners, Joe Nolan. Joe and Helen are from Chicago and spent many years at IV maintaining, planting and serving on the Board. Ron asked for a Moment of Silence. We also want to welcome new owners: Declan and Hilary O’Callaghan purchased Unit 119 from Tootie Baldini...Mark and Susan Pettroni purchased unit 222 from Eugene Horn.

Pat Connellan has decided to retire from the Board this year. We need to acknowledge Pat and Sean’s contributions thruout their approximately 20 years on the IV board. Pat has been Treasurer for approximately the past 8 years and we thank her for her contributions. Thank You Pat!

It takes a Village - and we have many volunteers to help the Board that we need to thank for their help!! Many thanks to Len O’Hara for chairing the ARC committee who reviews and recommends exterior changes to our Village; Thanks to Bob and Connie Zacher for again decorating oursigns for the holiday season; And to the Pat’s; Ford, Herr and Connellan for planting and maintaining the flowers at our 3 signs. Bob and Mickey Marusak, and Pam and Major Leckie for organizing the “pool parties” and also, via the lottery, upgrading pool and tennis furniture. Brad and Linda Ayers for keeping keys during tenting and organizing ladies luncheons; Don Bottoms for his daily walks reporting necessary complex concerns and repairs; Dan Dwyer for his experience and input on our annual insurance review; And last but not least to Robbi for her newsletter after each board meeting, maintaining the IV address list and keeping the IV web site current.

BOARD REPORTS:

Ron Zylich, President: Ron presented the following notes:

Spectrum Cable Contract – Ron contacted Brighthouse at the end of 2016 to discuss alternatives and was told changes were coming with Spectrum. Called back in early 2017 to discuss. We were paying \$40/unit for 100 channels and no equipment. As of May 1, 2017, on behalf of the Board, I signed a new 5 year contract for an additional \$5/unit. The new contract included 219 HD channels as opposed to 100SD channels, 2 HD cable boxes and 100MBPS internet service which included modem/router. This saved most of us around \$80/month for the additional \$5/month association cost.

Landscaping: As of April 1, the Board made a decision to change landscapers. Jeff will report more later.

Bob Cain: Compared to when we first hired Bob Cain we have caught up with our higher priority maintenance concerns...area and garage lighting, rebuilt pool house and pump house, miscellaneous stair and rail repair and window trim replacement. Bob was first hired to work one day per week on maintenance issues, but to catch up we increased to 2 days/week. We now have Bob working one day per week – Mondays -on normal maintenance which includes a walkthrough of complex first thing Mondays, pressure washing stairs, cleanup and repair as necessary dumpster areas, straighten pavers, etc. In March, Bob began painting stairs and railings for all front porches and stairs. We agreed to a one-time payment for each unit or building and Bob would work a max of 8 hours/week on this while completing normal maintenance concerns on Mondays. To date, he has completed all townhomes and 5 of the quads. When complete most of the wood trim and wood on front of buildings will have been repaired and painted.

Termites: In June we addressed a termite issue in the townhomes and 4 of the quads by tenting these units. We signed a contract with Pest Shield and speaking for the Board we had follow-up concerns along with actual implementation of the tenting process and oversight.

Garage Lights: Bob Zacher has been replacing quad CFL garage lights with enclosed LED lights as the CFL's fail.

Irma: And then came IRMA. We are thankful for Bob Cain as our daily chats during his cleanup from broken railings to misc tree cleanup where he actually burned out his chainsaw – we bought him a replacement- With contractors hard to come by we finally had the tree against C building removed, the gutters and downspouts repaired, the South fence on tennis court repaired, and some cleanup of area where tree was removed at C building. We ended up spending approximately \$10,000 for Irma cleanup and repair. Some of you were asking if minor leaks in units could be covered by association insurance. Our hazard insurance deductible is approximately \$20,000 per building, so we came nowhere close to meeting the deductible.

Tree Trim: Last month we had Escalante tree do a major trim thruout the complex. Jeff can elaborate.

Roofs: We have one major contract to consider this year...QUAD ROOF REPLACEMENT...we have signed a contract with Jeff Conner, an architect from Holmes Beach, to prepare specs for an RFP for companies to bid on the work. Last week Bob Zacher, Len O'Hara and myself met with Jeff to review the specs and will ask Board for their input when the revised specs are received. We anticipate the work to be completed during the 3rd quarter of this year. The roofs are at the end of their 20 year life and during repairs on some buildings after Irma some shingles were found to be quite brittle. Facia, soffit and gutter repairs will also be made during the roof replacement.

Jeff Ford, Vice President: Jeff pointed out that the Board was not happy with the change to West Bay after most of the Board members left for the summer in May. Jeff and Dan Dwyer took a walk thru after returning this Fall. West Bay was notified that Island Village was not happy with the work that was being done and a new crew was sent out the following week. The new supervisor, Gemma, is very approachable and the results have been significantly improved. The first phase of the cut back of vegetation surrounding the quads has been completed which had not been done for several years. Esclante Tree trimmed out several trees and removed those that were dying. The next phase will be along Gulf Drive where West Bay will do an area cleanup. Following that they will look into the erosion issue at H Building. Sodding has been completed where the tree was blown over due to Hurricane Irma and the Board will be looking into replacing the plantings in that area. They are feeling that less is better with regard to landscaping going forward. The pools are in good shape; however, the East pool may need resurfacing in the near future.

Janet Gaynor, Director: Janet went over the forms that are required for rental of units. The forms can be downloaded from the website: www.islandvillageami@yolasite.com. The forms should be the ones dated March of 2017. Units may be rented three times per year for a minimum of 30 days.

Bob Zacher, Secretary: Bob has been replacing all common area lights with LED lighting – the garage lights are being replaced with energy efficient lights with no maintenance for 20 years – no bulbs.

Judie Littell gave the Treasurer's report in the absence of Pat Connellan. Operating Budget: \$44,534, Reserves: \$382,484

Property Manager: Judie Littell introduced Bill Sutton, CEO of our Property Management Company, PCM. Bill reported that a quorum of owners was present in person or via proxy and that the cross utilization of funds and the carryover of funds were both passed by a majority of the owners. There were 2 openings on the Board and 3 candidates applied. New Board Member is Pam Leckie with Bob Zacher returning. There was some confusion regarding the receipt of proxies and voting ballots. It was determined that next year the Annual Meeting documentation should be sent out 30 days prior to the meeting. Also, all owners should notify PCM when they will not be at their condo for more than 30 days so the address can be changed for any possible mailings.

Questions from the floor: A dead palm that needs to be removed. Jeff stated that if it is a small job – 5 minutes, go ahead and ask the supervisor to do it. However, for bigger issues, contact Jeff.

Donna Scott mentioned that when owners are leaving in May they should make sure to take stuff inside – a notice will be put in the April Newsletter. Donna also expressed concern about the safety of spiral staircases

on buildings G, H and I. A committee comprised of Bob Zacher, Dan Dwyer and Len O'Hara to look into this issue and report back to the Board.

Bob Marusak readdressed the issue of recycling. They have 4 Recycle Bins in D Building. They encourage other buildings to do the same. They have extra bins if someone would like them. Bob and Mickey will look into the recycling issue again with our new waste provider, Waste Pro.

Election Results: The two applicants receiving the most votes were Pam Leckie and Bob Zacher.

Bill Sutton was asked about the records which are being stored by PCM, in particular the proxies. Bill stated that Florida Statutes only require that the proxies be held for 1 year.

Cross utilization of funds: Approved 27 to 1 - Permission to borrow monies from a reserve fund to use for another project; e.g. borrow from paint fund to use for new roofs if sufficient monies are not available.

Carryover: 24 yes, 4 no. – Even though we are a not for profit, we must file a tax return. If there is money left over at the end of the year, it can be carried over to the next year.

The Annual Meeting was adjourned.

ORGANIZATIONAL MEETING:

Ron Zylich called the meeting to order. He welcomed Pam Leckie to the Board. The election of officers was held with the following results: Ron Zylich, President; Janet Gaynor, Vice President; Pam Leckie, Secretary; Jeff Ford, Treasurer and Bob Zacher, Director at large.

OLD BUSINESS:

Spiral Staircases: Donna Scott presented a safety issue with regard to the spiral staircases on buildings G, H and I. Ron, Len O'Hara and Bob Zacher met with architect, Jeff Conner to review the condition of the staircases. Ron appointed Len, Bob and Dan to serve on a committee to review and make recommendations to the Board.

Audit/Review: Jeff readdressed the suggestion to have an audit or review of Island Village financials to establish a baseline. PCM will give Jeff recommendations of CPAs who are experienced in auditing condo finances and are familiar with Florida Statutes. Jeff and Janet Gaynor will meet with CPAs and choose one to do the audit/review.

Garages: Dennis George asked if any research had been done on resurfacing the garage floors. Judie will contact John Felton and set up a meeting with him and Ron and Janet.

The next Board Meeting will be held on Thursday, February 15 at 10am - ALL UNIT OWNERS ARE INVITED TO ATTEND.

THINGS TO DO: Pool Parties: Thursday, February 8 and February 22 from 5-7pm.