

THE ISLAND VILLAGE MESSENGER



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May your Easter be filled with peaceful moments and happy memories!

March 22, 2018

The March Island Village Board of Directors meeting was held on March 22, 2018 at the home of Ron & Robbi Zylich. Board members in attendance were: Ron Zylich, Janet Gaynor, Jeff Ford, and Pam Leckie. Property Manager, Judie Littell was also in attendance.

OFFICER REPORTS:

Treasurer: Jeff Ford reported a balance of \$22,769 in the operating budget and \$313,081 in reserves. The Association should keep one month worth of dues in cash. Jeff recommended that we go back to paying insurance on a monthly basis instead of borrowing from Reserves as this has caused Accounting issues in paying the money back to the correct reserve accounts. Judie will check with Advanced insurance to put this in place. Jeff suggested putting together a Cash Forecast for the remainder of the year based on proposed projects. This would be a working document and would help the Board to determine if, and when, an assessment would be required. Notices will be sent out to owners who are delinquent with fees for more than 90 days. The Board would like to remind owners that if HOA fees are not paid on time it impacts cash flow.

Secretary: Pam Leckie reported that there is a leak in the East Pool. It will be repaired in April or May and in the mean time will be monitored. Bob Zacher will install a new service panel at the pool.

Vice President: Janet Leckie shared her findings regarding recycling: WastPro is willing to put a 4 yard dumpster on site for \$60/month. They don't want to collect glass. Janet contacted the Code and Police

Departments to question why some associations have bins at each unit and why some pay for bins and others do not. Code Enforcement and WastePro will come out to assess. It would require all owners and renters to get on board. The Board will review locations for a single bin.

OLD BUSINESS:

Finding Committee: Marcia Griffith reported that the Finding Committee, consisting of Marcia, Janet Gaynor, Bob Marusak and Jeanne Rueger, has met three times and are coming up with different ideas. A report will be presented before the next Board meeting. As a side note, the committee suggested putting a sign on the pool umbrellas as a reminder if you put them up, you should put them down. One umbrella per year needs to be replaced at a cost of \$400-\$600. It was also suggested that monies for pool furniture be put back into the Association budget and not be covered entirely by the Sunshine Fund (raffles and garage sale).

Quad Garages – Asphalt: Ron Zylich and Janet Gaynor assessed the garage floors of all the Quads with Rick Isom of Superior Asphalt. Rick gave an estimate of approximately \$200K to replace the floors; however, he recommended that they not be replaced with new asphalt as it needs six months to cure and this is difficult due to owners parking on it. Pavers are recommended – for now they will just patch the existing asphalt. A question was raised regarding the Sunshine Law limiting no more than two Board Members to meet on a project without posting a notice. It was determined that a Notice will be posted for major project meetings with contractors. Judie will set up a meeting with a company that installs pavers this week. This project will be looked at in the Fall.

Quad Roofs: Several roofing contractors came out to look at the Quad Roofs. The Board anticipates having proposals by the April meeting.

Financial Review: The Financial Review is scheduled to be done by Braxton & Holway, P.A by the end of June .

Spiral Staircases: Bids have been received from three vendors ranging from \$16,500 to \$21,000. Len O'Hara and Janet Gaynor met with the vendors and felt they were all viable. A motion was unanimously approved to award the bid to Stair Pros, Inc. at a cost of \$16,500. Stair Pro's, Inc. will be able to complete the work in five to seven weeks after receiving the deposit. The cost will initially be covered by monies in Building Repair Reserves and the remainder to be borrowed from other reserves thru cross utilization. The "borrowed" monies will need to be repaid to the reserve account.

Unit 112 Windows: Janet Gaynor has worked with our lawyers and with the owners of Unit 112 to arrange for replacement of the non-compliant windows that are currently installed for double hung windows which are compliant with the existing townhouse windows. The owners are willing to have this work done by June 1.

Parking Pass: Pam Leckie researched possible parking identifications for renters and owners to identify cars that are approved for parking on Island Village property. Pam will have passes made up at Staples. A Welcome Package was suggested to be used by Rental Agencies as well as owners to be presented to

renters when they arrive. This would include Rules and Regulations as well as the parking pass. Pam, Marcia and Janet will work on what should be included in the package. Stickers were also recommended for owners cars. This will be readdressed at the next meeting.

NEW BUSINESS:

Townhouse Garage Doors: Len O'Hara (Arch Committee) had a request regarding specs for garage doors for the townhouses. Len did a survey and determined that there were several mismatching garage doors currently installed. Len will identify specifications for garage doors including model #, etc. Judie will contact townhouse owners to apprise them of the requirements when replacing their garage doors. Garage doors as well as entrance doors are the responsibility of the owner. Len suggested that entry doors should also be addressed.

Dryer Vents: Bob Cain was asked to investigate the presence of birds in the dryer vent in Unit 101. Bob found a guard that could be painted the same color as the exterior of the building. This guard would be the responsibility of the owner

Board Certification: Seminars are presented each year by Becker and Poliakoff which are required by the State of Florida for all members of a Board of Directors of HOAs and Condo Associations. All Directors are required to be well versed in the Rules and Regulations of the Association or to attend one of these seminars to be certified. Ron and Janet have attended the course and Jeff and Pam will attend in the Fall.

Flood Insurance: Sutton Appraisers updated Island Village appraisals for hazard Insurance and will update them again for flood insurance. Valuation will go up. Judie will contact Advanced Insurance for the cost increase for flood insurance and will check into the cost of paying by the month.

Garage Rental: Pam Leckie received a request to lease garage space. The island Village Condo Documents state that only owners are allowed to park in the garages.

The next Board Meeting will be held at the home of Ron & Robbi Zylich – Unit B113 at 10AM on April 19.

WELCOME: Please reach out to renters at Island Village to make them feel a part of our “neighborhood”.

Current renters are: 103 – Pamela Lemme; 106 – Sandra and James Risner; 107 – June Haverly and Joan Molineux; 108 – Shirley and Craig Grauel and 215 – Carol Anne and Paul Melansin

THINGS TO DO:

Pool Party: Thursday, April 12; Thursday, April 26; Monday, May 7 and Monday May 21 - 5:00pm-7:00pm– East Pool