

THE ISLAND VILLAGE MESSENGER



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November 16, 2017

The November Island Village Board of Directors meeting was held on November 16, 2017 at the home of Pat Connellan. Board members in attendance were: Ron Zylich, Jeff Ford, Pat Connellan, and Janet Gaynor. Property Manager, Judie Littell was also in attendance.

REPORTS OF OFFICERS:

Treasurer, Pat Connellan: Balances for end of October include \$45,864 in the Operating account and \$301,016 in Reserves.

Vice President, Jeff Ford: Jeff noted that we had changed landscapers to West Bay last year and that the Board has not been happy. Jeff and Dan Dwyer met with West Bay and also looked at West Bay and Perico, properties that West Bay also managed. These properties seem to be in good shape. West Bay felt it was the crew that needed to be changed out. The crew was changed last Friday. They started with E Building. They are committed to improve and have been given two months to show an improvement. There are major issues with G building and work to be done around all buildings. Sod will be put down outside C Building to secure the bank from erosion where the ficus tree was lost due to Hurricane Irma. Plants will be added later.

Ron and Jeff took a walk around the property to identify tree work that needs to be taken care of. Ficus trees need major pruning and bottle brush trees need to be pruned or removed. Palm trees that are encroaching buildings (within 7 to 10 feet of building) need to be taken out and pine trees on 42nd and 6th Ave. need to be trimmed. Judy will talk to Escalante Tree to set up a meeting next week.

Jeff suggested that an independent landscape architect be hired to come up with an overall landscape design and give us a 4 or 5 year plan. Judy will research landscape architects. Once a plan has been approved the architect will help direct the landscapers. Lower maintenance plants will be the starting point.

OLD BUSINESS:

Tennis Court: Ron Zylich spoke with Lawson's regarding repair of the tennis court fencing and more visible pickle ball court lines. Green vinyl will be put on the 42nd Street end and several poles will be replaced at a cost of \$2,800.

Gutters: Ron also spoke with Shenk's regarding repair of gutters. He will try to get to it before Thanksgiving. The fascias and soffits will be addressed later.

Roofs: A suggestion was made that a consultant be brought in to assess the roofs on the quads. Town home roofs were replaced in 2011. An architectural engineer will be brought in to make an assessment and to prepare an RFP. Ron Zylich will be the point person for this work.

Application for work to be done: A reminder to all owners that when alterations are made to the outside of your unit, an application (available on the IV website) along with architectural drawings, must be submitted to the Board for approval.

Verizon Box: Janet Gaynor suggested that, since we have had no success in getting the Verizon box replaced, plants or an enclosure be placed around the unit as it is such an eyesore.

Water Stains: Some units experienced water stains on ceilings as a result of Hurricane Irma. Bob Zacher went to each unit that reported water damage after the storm and reported that all areas showing staining were dry. According to Section 9 of our docs and according to Florida Statute, owners are responsible for repairing stains that do not show significant dry wall damage.

NEW BUSINESS:

Budget: The 2018 Budget was presented to the Board and was approved. Coupon books will go out in the next week. Jeff Ford has been working with PCM Accounting since last January to get the books and records in order. With the changeover of 3 PCM account managers since 2013, some accounting reporting issues resulted in a deficit of \$27,000 in Reserves. Since we are currently running ahead of expenses in the Operating budget for 2017, some or a majority of this deficit may be recovered. Extra monies remained in the 2017 Operating budget due to Insurance costs being lower than projected and the fact that Bob Cain did not work for several months due to illness. A procedure has been put in place where PCM must have approval by the Treasurer and one other member of the Board before transferring funds from Reserves to Operating. Jeff suggested that we have a CPA do a review of our finances. Judy will look into identifying someone to do this review.

Garage Floors: A concern was raised regarding the condition of the garage floors in the quads. This will be added to the areas to be addressed in 2018. The primary concerns are: #1 Quad Roofs, #2 Landscaping, #3 Painting Buildings and #4 Garage Floors. Felton Asphalt will be contacted to do an assessment of the garage floors. Ron and Jeff will be the point persons for this work.

The Annual Meeting will be held on January 17 at the Holmes Beach library at 6PM.