

THE ISLAND VILLAGE MESSENGER



www.islandvillageami.yolasite.com

October 19, 2017

The October Island Village Board of Directors meeting was held on October 19, 2017 at the home of Pat Connellan. Board members in attendance were: Pat Connellan and Bob Zacher; Ron Zylich and Janet Gaynor participated by phone. Property Manager, Judie Littell was also in attendance.

REPORTS OF OFFICERS:

Treasurer, Pat Connellan: Balances for end of September include \$34,503.44 in the operating account and \$297,674.90 in reserves.

OLD BUSINESS:

Termites: Anna Maria Pest Control reported suspected dry wood termite activity in one of the townhouses; however it was later determined that it was sowbug and should be treated by Anna Maria Pest Control. Judy will ask Pest Shield to come out and inspect the unit for termite activity.

Bob Cain: Judy and Ron commended Bob Cain for his work done in cleaning up after Hurricane Irma as well as making repairs due to the storm.

NEW BUSINESS:

Budget: Ron presented the draft for the 2018 Budget. Each line item was addressed and agreed to by the Board with some minor changes. The reserves are fully funded. Some additional tweaking is required, but an HOA of \$560 for 2018 was approved by the Board. In reviewing the projected final budget numbers for 2017, it was determined that there was a potential overage (income over expenses) of approximately \$20K based on financials through September. This overage was as a result of a lower insurance cost as well as the fact that Bob Cain was unable to work for a period of time due to illness. The overage will be voted on at the annual meeting to carry it over to the 2018 Operating Budget.

Tree Work: Judy will be onsite this week with Escalante Tree Service to assess tree work that needs to be addressed over the damage done by Irma. West Bay has scheduled palm trimming over the next two weeks. Mulching will be completed by November 15.

Quad Roof Inspection: Judy has been working to get Sutter roofing out to look at damage to the quad roofs due to Hurricane Irma and also to give a condition report of each quad roof. A consultant will be hired to draw up specs and an RFP to go out for bids for replacing the roofs on the quads in the next year or so. Bob Zacher has checked the units that had some water damage after Irma to assess whether rain is still causing leaks or if it was due to the high winds of the hurricane. Of those units that reported water damage, Bob found no evidence of mold nor any dampness despite recent heavy rains.

Garden Windows: Two units experienced glass breakage of their Garden Windows due to Hurricane Irma. The Board had the windows repaired to prevent further damage to the units and adjoining units. As the windows are the responsibility of the owner, they will be asked to reimburse the Association for these costs. The suggestion was made that all Garden Windows be replaced with hurricane windows. This will be addressed at a later meeting.

Hurricane Costs: Our wind insurance has a 3% deductible or \$22K for each quad building. Since, our costs related to the hurricane were approximately \$6K, we would not be eligible for any insurance reimbursement.

Miscellaneous Hurricane: A lot of personal items were left “loose” on porches and in garages when owners left in the Spring. Bob Cain spent many hours trying to secure these items prior to Irma to avoid damage from an item becoming a projectile. Owners are reminded that all personal items are to be stored in garage sheds. Lawson Courts has been contacted regarding repairing the fencing around the tennis courts; however they have not given a date when they will be able to get to it.

Lanai Ceilings: Reports came in regarding water “intrusion” from second floor “screened” lanais. In the original docs, lanais were not to be closed in. As owners finished off lanais and used them as additional living space, this water intrusion has become an issue and is the owner’s responsibility for repair. Pat Connellan mentioned that she checked the floor of her screened second floor lanai and found there was some erosion of the concrete which may contribute to the problem.

West Bay Landscaping: There have been several concerns about the work being done by West Bay Landscaping. Jeff Ford and Ron Zylich have addressed the issue with the supervisor but have not had much response. The Board will look into alternatives.

Past Due Assessments: All outstanding monthly assessments over 60 days past due have been paid in full. Owners are reminded that a “friendly” reminder will be sent to owners who do not make their payments by the due date; and payments overdue by more than 60 days will be sent to the attorney for collection which will entail additional attorney costs for the owner.

BOARD MEETINGS: The next Board Meeting will be held on November 16.