

ISLAND CLUB PHASE IV BOARD MEETING

Meeting Date: April 13, 2022

Meeting Location: Island Club Recreation Center Meeting Room

Board Members Present:

Bob Jourdain-President
Mary Lasek-Vice President
Marta LaCasse-Secretary
Frank Iovino-Treasurer
Barry Birenbaum-Director

Bob Jourdain, President, called the Board meeting to order at 7:03 pm. At that time roll call was taken and all Board Members were present except for Marco Catania, James Rivoli, Joe Picciotto and Harriett Churgin. It was noted that we had a quorum. The minutes of the previous Board Meeting were read by Marta LaCasse. Bob Jourdain made a motion to accept the minutes as read and it was seconded by Barry Birenbaum. All were in favor.

Old Business:

- Porch Inspections: We have 3 years before our next 10 Year Inspection. We are asking homeowners to inspect their porches and look at the ceilings and walls for any cracks and report them to the Board Office. If you are out of town, let the office know and we will have a Board member inspect. A letter will be sent to all owners regarding this.
- Bulk Pick-up was very successful. It cost us \$500, and we hope to have another one in a few months.
- Fire Inspections: All dock owners need to ensure a fire extinguisher is on their dock. A reminder will send out about Dock Fees as some dock owners are out of compliance and owe back fees. Some are overdue by a few years.
- Smoke Detector Certification: Only 51 out of 121 units have completed and returned the Smoke Detector Certification form. We have an extension from the Pompano Beach Fire Department. A reminder letter will be sent out to those who have not complied.
- Walkway Painting: We currently have no resolution. We have postponed it until the end of July depending on when we decide to paint the buildings. If we postpone, we will ask for our money back.
- Bob did mention the seawall cap by the flagpole has been completed.

New Business:

- Last year our insurance increased by 26%. We currently have two master policies. Our general liability policy through Scottsdale has been cancelled as of May 15, 2022, due to 3 slip and fall claims and 3 water leaks. We are now in a risk pool and will see anywhere from a 40-60% increase in our liability insurance next year. Our flood insurance, etc. could see about a 25% according to industry standards according to Mack, Mack & Waltz which will be another substantial increase. We could see a combination of our insurances total \$232,035 next year. There is basically nothing we can do about this. We will try to be creative as we can as to how we are going to fund this increase in insurance.
- Building Painting: We have two proposals to bring to the group. It is either to paint the buildings next year or paint the buildings in 2 years. Last time we painted the buildings and the walkways. Not railings or roof tiles. We have gotten some preliminary quotes to pressure wash the buildings, tiles, paint the walkways, buildings, railings and tiles is about \$340,000. That will be

about a \$2,000 per unit assessment. We are going to send out a survey to every unit owner asking them what their preferences are.

- Security System: There has been talk about looking into installing security cameras on the first floors to monitor the area. This would cost between \$6,000-\$10,000 to get this installed and get it hooked up wirelessly. We can put this along with the survey and this would be added onto the \$2,000 for the painting. Bob said we will leave it up to the unit owners as to when we should paint and if we want a security system.
- Tree trimming is scheduled for the 3rd week in May.
- Comcast has installed telephone lines for the elevators and fire alarms for each building replacing AT&T equipment. Our bill has gone from \$1,400 to \$550 per month. We are also going to ask Comcast to install an auto call fire alarm for the K&L Buildings. They currently do not have this feature, and someone must physically call in the alarm to have the Fire Department respond.
- Becky Ryan, our office manager, is leaving as she has taken a full-time job. We are actively looking around for a replacement that has a finance background and can use Microsoft products. As a back-up plan, we are considering a new program to use in the office for AP and sending checks, etc. We are looking at installing this program. We are also looking at hiring someone from VESTA to come in once a week and do our AP for us. If you know of anyone who would qualify for the position, please contact the Phase 4 office.

Open Floor:

- Barry gave an update on the parking situation. Since he and Gail took over the task, they have tagged cars and most of them are now parking where they are supposed to. There are a few stragglers that just won't adhere. They will be tagged a few more times, then they will ask for permission to have them booted.
- It was questioned why we are looking at painting the building now if we have 12 years to go before, they could be painted
- It was also questioned why there was a need for a security system. Bob mentioned the break-ins in the past two years and missing package deliveries. He also reiterated that we would need 75% of the 121 owners to approve.
- It was suggested the perhaps we look at going self-insured.
- It was suggested that perhaps we include in the survey what colors we should paint the buildings.

Marta LaCasse made a motion to adjourn meeting, it was seconded by Mary Lasek and the Board voted unanimously in favor. The meeting was adjourned at 7:38 pm.

Respectfully submitted,

Marta L. LaCasse, Secretary