

ISLAND CLUB PHASE 4 BOARD MEETING

Meeting Date: August 21, 2023

Meeting Location: Island Club Recreation Center Meeting Room

Board Members Present:

Donna Arzberger

Joe Picciotto

Marta Lacasse

Radek Gancarsyk

James Rivoli

Alex Sepkowski

Donna Arzberger called the Phase 4 Meeting to order at 7:02 pm. Roll call was taken, all Board members were present except for Marco Catania and Wesley Thompson and it was noted we had a quorum.

Donna explained the reason for the meeting was to discuss what needs to be done in Phase 4. The O Building is in dire need of water repairs. There were 3 water breaks in one weekend. Phase 4 was opened in July of 1974. Next year will be our 50 Year Inspection. There are a huge number of requirements by the City of Pompano that we must pass. We have until December 31, 2024, to fix all of the issues that we have.

The water pipes are the original and need to be replaced along with the sewer pipes, which are in worse condition. Some of the sewer pipes have already collapsed. All the landscaping in front of the buildings will need to be removed to make the new connections.

Donna also explained that the buildings need to be painted with a waterproof material per code. All the walkways from the units to the parking lot will be removed and replaced. The mansards need to be replaced by metal. The color will be picked by the owners. The wood underneath the mansards are termite infested as are the storage room areas. We will replace the cages with metal cages. We will bring in a large dumpster for the residents to throw out anything in their storage area.

We have replaced the lights outside of the buildings with bright LED lights. The safety of all Phase 4 residents is of utmost importance. Security cameras will be installed on every catwalk and behind each building. The cameras will also be part of the assessment.

We need to make sure that our electric is up to code for the 50 Year Inspection. We have an engineer coming in to look at the buildings and they will tell us what needs to be replaced. If your front door needs to be replaced, the door needs to be metal or fiberglass and the cost is the responsibility of the owner. The door jamb is the responsibility of the Phase 4.

Donna explained that we are starting to replace 2 lanais at a cost of \$55,000. If we look at all the things that must be done to complete the 50 Year Inspection, we are looking at \$2,000,000. This comes out to \$17,000 per unit. We do not have any choice and don't want to bring any hardship on anyone. A person from a mortgage solution company came to talk about options of taking out a loan to pay for the assessment.

Insurance rates have increased substantially over the past year or so. Four out of the five insurance companies in Florida have left. Our insurance next year will be increasing by 40%, that is an increase of \$184,000. The HOA just for insurance will be \$443.50 per unit. We need to stop the frivolous lawsuits. We have countered sued a resident and we will go after anyone filing any frivolous lawsuits going forward.

We have been paying the Recreation Center \$80.00 per month for each unit for the past 20 years. This will be increasing by \$20.00 per month. The water bill has been about \$40,000 per month. We need to be conservative with using water.

The electric car station will be removed next week. We do not have enough energy on our grid to handle the usage. Our trash is \$1,200.00 per month. They will be posting signs for Bulk Pickups for residents to call and have it taken away at their expense. Our utilities went up about \$200,000.00 per year which is part of the HOA fees we pay.

Fire extinguishers need to be placed on each dock. The alarm systems need to be updated. The elevators need to be looked out.

This will be a onetime assessment. Everyone will be receiving communications as we go through this process. HOA fees for next year will be \$444.00 for insurance and \$375.00 for everything else, which totals \$819.00 per unit. We will have exact numbers by October.

Our website is up and running. The address is IslandClubPhase4.com.

Marta LaCasse made a motion to adjourn the meeting and it was seconded by Joe Picciotto. The Board voted unanimously to adjourn the meeting.

Respectfully submitted,

Marta L. LaCasse, Secretary