

Phase 4 Board of Directors Meeting August 20, 2025

Meeting Date: August 20, 2025

Meeting Location: Island Club Recreation Center Meeting Room

Bob Jourdain called the Phase 4 Board of Directors' meeting to order at 7:02pm. Roll call was taken and all Board members were present and it was noted that we had a quorum:

Bob Jourdain, President

Donna Arzberger, Vice President

Jonah Violante, Treasurer

Mary Lasek, Treasurer

Marta LaCasse, Secretary

Barry Birenbaum

Radek Gancarczyk

Joe Reid

David Vandenhouten

Marta LaCasse read the minutes from the July 17, 2025, Board of Directors meeting. Jonah Violante made a motion to accept the minutes as read and it was seconded by Radek Gancarczyk and unanimously carried.

OLD BUSINESS

LANDSCAPING:

Mary Lasek gave a report regarding the landscaping. Four dead trees and sod have been replaced and the trees in front of the K & L buildings are being treated for bugs. We received a violation of security from the city regarding the area by the flagpole. We received an estimate for \$6,000 to fix the area but the Landscape Committee decided to put in had pots, stones, flowers and a walkway added to this area as a beautification project which cost \$4,125.00.

RENTAL LEASES:

Mary also reported that all leases are now on file in the office.

SOCIAL COMMITTEE:

Mary reported the socials have brought the community together and there is another one scheduled for Monday, September 1st at 5:00 pm.

PARKING:

Joe Reid reported that although we had taken an easy stance on parking during the summer months, the parking committee will start cracking down on parking starting. Cars not legally parked will receive 3 notices via stickers on their vehicles then they will be towed. Guest passes are an ongoing issue. Make sure your guests get a guest pass when they enter the property. Pick-up trucks still need to be moved to the north parking lot after 6:00 pm.

DOCKS:

Barry reported that we have 45 docks and for 2024 we still have 6 residents that owe their dock fees. The 2025 dock fee will be \$50-\$55 which includes the retagging of fire extinguishers. All dock owners are

obligated to provide proof of \$300,000 liability insurance coverage for their dock annually. Still have 11 dock owners outstanding. Barry also reported that there are some docks in need of repair and some need to be rebuilt.

BUILDINGS:

Radek reported that some of the uneven walkways have been repaired and evened out. Four exit lights have been installed. Termite inspections have been completed and there were 15 doors reported to have activity. Recycling bins have been placed in the M&N buildings.

There have been many inquiries regarding EV stations for electric cars. Bob has reached out to FPL and they will come out to evaluate. If approved, the residents will be able to use credit cards to pay for this feature. Again, only Phase 4.

We have adjusted our janitorial contract from 4 days to 3 days per week which will help to reduce costs.

We have completed the locker installation and currently have 9 lockers that are unassigned and will be available for rental. There will be an email going out very soon to all owners explaining that if they would like to rent an extra locker, they would need to contact the Phase 4 office regarding this. If we have more than 9 owners who seek interest in having another locker, then we will hold a lottery.

Transfer from Truist Bank to Centennial is complete. Our new accounting firm (Orchid) is in place and will be handling our finances from this point on. This along with the transition From Truist Bank to Centennial Bank. We believe this to be a positive step as they cater to Condominiums. There have been some issues with HOA payments, please let us know if you are having difficulties.

We also have new counsel Jonathan Zimm who is with Becker Law.

NEW BUSINESS

Jonah gave us an update on our financials:

\$82,000.00 Checking-Non-SIRS Reserves

\$64,000.00 SIRS Reserve

\$126,000.00 Checking

\$40,000.00 Special Assessment

All of our accounts have been transferred over to Centennial Bank and we expect our first report from Orchid management in early September for the month of August 2025. Lissandra has been focusing on past records and cleaning up loose ends. This could take a few more months.

Donna reported that the screen repairs will be completed within the next two weeks. The bate traps that were put in have pretty much eradicated our pest infiltration and they will be eliminating many of the traps which will lower our cost. Donna also reported CSC, our washer & dryer vendor, is not fulfilling their contract. They want to raise our prices to \$3.50 per load and not replace any of the machines unless we sign a new contract with them. We have one and a half years left on our current contract with them. Donna will be speaking with the president of CSC.

We will be having a Comcast Contract meeting Friday to discuss a new long-term contract which may include free Wi-Fi for all within Phase 4.

Community awareness

We need help from everyone. If you see something, say something.

Hurricane Preparedness – if interested please contact the office

Marta LaCasse made a motion to adjourn the meeting and it was seconded by Jonah Violante. All Board members voted unanimously to adjourn the meeting at 8:10 pm.

Respectfully submitted,
Marta L. LaCasse, Secretary