

Phase 4 Board of Directors Meeting March 11, 2026

Meeting Date: March 11, 2026

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 except Radek Gancarczyk and it was noted we had a quorum:

PRESENT:

Bob Jourdain, President

Donna Arzberger, Vice President

Jonah Violante, Treasurer

Mary Lasek, Treasurer

Marta LaCasse, Secretary

Barry Birenbaum

Joe Reid

Maria Setari

ABSENT:

Radek Gancarczyk

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The first item Bob spoke about was the formation of a Grievance Committee which would be comprised of 2 members who are not related to a Board member. Residents could bring their concerns to the Grievance Committee. Submissions would be in writing. We would first have to set up a whole new set of rules and regulations before we can do this. We already have it in our documents that we can have a grievance committee, but there's special paperwork now that has to be filled out. The owners choose the committee members.

Dates for the remainder of the Board meetings for 2026 will be held in May, August and December. May and August meetings will be held on the third Wednesday of the month and the December meeting will be held on the second Wednesday of the month. A motion was made by Bob Jourdain to accept these meeting days and it was seconded by Donna Arzberger, all Board members voted in favor of the motion.

Jonah gave a presentation on the next reserve funding, the 2023 audit, the bookkeeping for the bikes and insurance for this upcoming year. We currently have a total of \$402,000 collectively in our accounts. We have been increasing operating throughout, obviously structural and nonstructural reserves have been getting funded for the SERS study done several years ago and the special assessment account is still active. Jonah spoke of a provision made by legislation to give some relief to condo boards for situations where they completed their milestone inspections they had a two-year period. So that would essentially be one year left on that window that we have.

Jonah reported that we are still reconciling the books for the Assessment and Monthly Maintenance payments. The Office is currently working with the individual owners to get everything reconciled.

Bob did report that our insurance agent said we should be getting a decrease of 38-40% reduction in our insurance that would take effect in May 2026. The excess would go towards elevator repairs, \$10,000.00 towards ruff-rock, permits, fencing. The monthly maintenance fee would hopefully be reduced for 2027.

An update on Hotwire was given. Jonah Violante made a motion to open a new account just for the monies we will be receiving from Hotwire at signing. Bob Jourdain seconded the motion and was approved unanimously by the Board. Bob also reported that 75% of the community is up and running with Hotwire and we only have 8 non-responders. Also, residents have until April 4, 2026, to return their equipment to Comcast/Xfinity.

The audit for 2022 is moving forward and will be finalized soon. We are already starting to plan for the 2023 and 2024 audits.

Shoreline erosion is a major issue throughout the Island Club and we will be working with the Army Corp of Engineers and South Florida Water Management to see what needs to be done.

The area by the flagpole is still an issue. We have received 4 bids ranging from \$10,000-\$17,000 for a 42-inch-high fence to be placed behind the planter.

Pick-up truck parking still remains an issue. To change it we would need to amend our documents which would require a 75% majority vote. We will be putting out a survey through Get Quorum to get owner input.

Vehicle towing was brought up and it was stated that after 3 warnings the vehicle will be towed. This will be addressed at the next meeting.

Bob reported that we would be getting a new bike rack that would not be under cover and it would be free. We had thought about placing it at the east end of the building but are still looking at other viable locations.

The Phase 4 website has been updated. The website address is IslandClubFour.com.

Bob said he is postponing naming the Phase 4 representatives to the Recreation Center and will send out an email when he has finalized the representatives.

It was suggested that we have one member from each building be in charge of reporting any type of issues to the office. Following are the representatives who volunteered:

Marta LaCasse – K Building
Maria Setari – L Building
Mary Lasek – M Building
Joe Reid – N Building
Gail Birenbaum – O Building

Moving forward the Electrical Rooms will be locked. Residents must contact the Phase 4 Office for access.

Marta LaCasse made a motion to adjourn the meeting and it was seconded by Bob Jourdain. All Board members voted unanimously to adjourn the meeting at 8:24 PM.

Respectfully submitted,

Marta L La Casse

Marta L. LaCasse, Secretary