

Phase 4 Board of Directors Meeting May 20, 2026

Meeting Date: May 20, 2026

Meeting Location: Island Club Recreation Center Meeting Room

The Island Club Board of Directors' meeting May 20, 2026, was called to order at 7:04pm by the President, Bob Jourdain. Roll call was taken and all members were in attendance except for Radek Garcancyk. It was not 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 Gancarcyk

Bob gave an overview of what we wanted to go over are the financials to date, some open outstanding older balances that we have on our current ledges, location of the bike storage rack, the status of the three items that we have which are high dollar items and then talk about the pickup truck parking, docks and boat lengths.

Bob turned the meeting over to Jonah for a financial update. Jonah explained that we recently had transferred the special assessment account fully into the operating account. That was done since that project was closed, and we had books reconciled for that project, and now we have these other projects coming online that money is available to fund those, so no other special assessments should be forthcoming. We did leave the special assessment account open so in the future if there is another special assessment, that account will be used to fund it.

We have \$160k in the non-structural reserves and \$112k in the structural reserves. The financials are on our website for everyone to view.

Jonah stated that there was a sizable amount of money still owed the association and we have reviewed our ledgers to make sure they are as accurate as possible. Three units owe over \$10k and 21 units owe over \$1,000 including the three that are over 10,000, so quite a bit of work needs to be done here. The notice of late assessment is what the next step we would need to implement.

The 2022 audit has been finalized and we are working on 2023 and will start soon gathering the paperwork for the 2024 audit.

A survey was sent out via Get Quorum regarding pick-up trucks and boat lengths just to see response from owners; Thirty-three voted yes to allow pick-up trucks to be parked in the owners assigned parking spot and 9 responded no. Dock owners having two connected docks to be able to moor boat up to 38 feet stem to stern; 28 yes and 24 no, and the last one is basically a limit on the boat length to be the length of your dock, as opposed to the 28 foot limit, and the opinions in the community that answered 42 yes and 10 no.

Bob explained that right now we have an option that Hot Wire presented to us when we initially were doing the contract, and that is, there's a couple features through Hotwire on our TVs that we have, we could have a bulletin board. There are two things that are an option for us. The first one would be where we want to send out, like a meeting notice, and when you log on to you when you got, when you turn your TV on, then there would be a thing on the bottom that says there is a message for you to read, and you could read it or not. Click on it, and you can read the message. The second one is a more direct message, which, when you turn your TV on, it would come out and say, boom, here is, you know, we have a hurricane warning, or something like that. You get three, we get three of those a month. I would expect we would very, very, very rarely use it, but it's an option for us too.. well, I think it's a nice option for us to do, to be able to send out meeting notices, or a bulletin, or you know, tree trim is going to happen on this date, and put it down on the bottom, so they can click on it

Bob gave an update on the Bike Storage Rack; we will be placing a new bike rack by the Rec Center Gym area for Phase 4 residents only. Some discussion took place regarding whether we should start a waiting list for residents to reserve a spot for the bikes.

A sign for the Dog Walk in Phase 4 has been ordered and will be installed soon. The fence by the flagpole is just about completed.

Bob turned the meeting over to Donna regarding water usage in Island Club. Donna explained that the water bill has gone up 25% as of August, September of last year and our water consumption went way up because of leaks that were throughout all the Island Club. Currently we have one meter and the monthly water bill is divided by percentages to each phase. Aqua Flow is a water flow restrictor that could save us up to 20% on our water bills overall.

Donna explained that it would cost about \$1,700 to install the valve/cartridge. There's no... there's no downside. If we don't see a decrease in water usage within 6 months we can cancel the contract and receive our initial payment in full minus the \$1,700 installation cost.

Jonah suggested to the board that Broward County and Pompano Beach have program called Drop Counter. It's a free program that will interrogate your water usage at a very high level. It'll give you reports by the minute, and it's an app that somebody on the board gets and you see your water usage. Bob suggested that we take this offline.

Tree trimming will be taking place this Friday, May 22nd. There are 2 trees right beside the K building by the bridge that cannot be trimmed at this time because they still have nests in them.

Marta LaCasse made a motion to adjourn the meeting and it was seconded by Barry Birenbaum and the Board voted unanimously to adjourn the meeting at 8:14 pm.

Respectfully submitted,

Marta L. LaCasse

Secretary