

Phase 4 Board of Directors Meeting August 18, 2026

Meeting Date: August 18, 2026

Meeting Location: Island Club Recreation Center Meeting Room

The Island Club Board of Directors' meeting August 18, 2026, was called to order at 7:08 pm by the President, Bob Jourdain. Roll call was taken and all members were in attendance except for Joe Reid and Radek Gancarczyk. It was noted we had a quorum:

PRESENT:

Bob Jourdain, President
Donna Arzberger, Vice President
Marta LaCasse, Secretary
Jonah Violante, Treasurer
Mary Lasek, Treasurer
Barry Birenbaum
Maria Setari

ABSENT:

Joe Reid and Radek Gancarczyk

Bob made a quick announcement that Radek Gancarczyk, who represents us on the Rec Center Board, will be stepping down and Bob has asked Barry to represent Phase 4 at this time.

The board met to review mid-year financials, audit progress, payment system transitions, and landscaping maintenance standards.

Jonah provided an overview of the association's financial health and project updates.

The association is currently net \$28k under budget for the year, aided by insurance savings.

Reserve accounts are on track to meet targets: \$214k for non-structural and \$1,547k for structural reserves.

A Hotwire Savings account has been established to smooth out future maintenance cost increases following the initial contract incentive period.

Accounts receivable remains at \$107k, with significant portions tied to ongoing legal/foreclosure matters.

Aquaflow was approved as a trial with contingencies allowing for cancellation and valve return if performance is unsatisfactory.

Reserve Management

A discussion occurred regarding whether to move portions of the reserve funds into CDs to earn higher interest. Joe noted that Orchid Management Service is hesitant due to liquidity concerns, though some members suggested using short-term CDs to balance yield and accessibility.

Operations Update

Jonah detailed the transition of the payment system following the discontinuation of Centennial Bank services. Owners must register for the new FS Pay system via OrchidManagement.net. While check payments remain unchanged for now, there will be a new minimal fee of approximately \$3 per unit per year for processing checks.

Maintenance Issues

Landscaping Standards: Following aggressive trimming of bushes near the K & L building, the board discussed establishing a formal height statute. Debates centered on balancing privacy (higher bushes) against security and views (lower bushes). Barry Birembaum made a motion to have a general height limit of 4 feet for the bushes around the buildings and to have the bushes at the east end of the O building at 6 feet. It was seconded by Bob Jourdain and all board members in attendance voted in favor with 2 board members voting against the motion. The motion was carried.

Property Signage: Requests were made for additional "no dog waste" signs in specific areas including the K building and between buildings L, M, and O.

Roof Access: Concerns were raised regarding the removal of fire department notices on roof walkways and how owners can access roofs for authorized service like air conditioning repairs.

The 2023 audit is currently delayed due to balance sheet issues stemming from QuickBooks bookkeeping errors.

The board is waiting for feedback from accountants after providing additional information following an August 12 meeting.

Reserve Account Management

A suggestion was made regarding placing portions of the growing reserve funds into Certificates of Deposit (CDs) to earn higher interest. Orchid Management is hesitant to use CDs due to concerns regarding liquidity and early withdrawal penalties. The board agreed to revisit the topic of using short-term CDs for a portion of the reserves at a future meeting.

South Florida Water District Permits

Progress is being made regarding right-of-way permits from the South Florida Water District for three new docks. After measuring a 12-inch drainage pipe, officials confirmed it is the correct size and material, allowing permits to move toward Broward County and Palm Beach. The community plans to spend \$9,000 on riprap rock to address shoreline erosion. The rec center is responsible for installing a bulkhead and manatee gate at the end of the drainage pipe.

Overnight Pickup Truck Parking Rules

A community poll indicated favorable results regarding allowing pickup trucks to park overnight if they are primary vehicles.

We are consulting with our lawyer to determine how much documentation must be modified to permit personal trucks while prohibiting commercial ones. Concerns were raised about large trucks and tow hitches creating safety hazards for pedestrians during evening walks. A motion was made by Bob Jourdain to proceed with drafting new documents for a formal community vote on specific truck size and type restrictions. It was seconded by Barry Birembaum and the Board voted unanimously to approve the motion.

Building Maintenance and New Park

A volunteer committee including Gail, Mary, Rich, and Ronnie will perform weekly inspections for maintenance issues like trip hazards and cracked paint. A new area called Phase Four Park has been established on the west end of the property featuring tables, umbrellas, and fencing. Management is considering adding a stone paver path and handrails at Facebook Park to improve accessibility. The board is also researching the possibility of installing permanent charcoal barbecue grills in common areas.

A Bike Rack will be ordered and placed at the Rec Center or perhaps between the L & M buildings tomorrow.

Bob opened the floor for any questions. A motion to adjourn the meeting was made by Bob Jourdain and seconded by Barry Birenbaum and the Board voted unanimously to approve the motion.

The meeting was adjourned at 8:23 pm.

Respectfully submitted,

Marta L. LaCasse

Secretary

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