

# IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

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## ANNUAL MEMBERSHIP MEETING MINUTES

February 1, 2023

- **Election of Chairperson** - Motion to elect Bob as chair made by Dan, seconded by Diana.
- **Call to Order** — Bob opened the meeting at 10:00 a.m.
- **Election Process** – Manager, Lissette Hernandez, affirmed the process and that it followed statute and governing documents.
- **Proof of Mailing** - Manager, Lissette Hernandez, affirmed that the process was done within statute and governing documents.
- **Minute approval** – Motion to approve the minutes of January 25, 2022 made by Dan 2<sup>nd</sup> by Mary D. Approved by members.

### Report of Officers

- **LANDSCAPE** - Dianna Discussed the enhancement of the landscape over 2022. She requested volunteers to help in the oversight.
- **Irrigation and Maintenance** Mark reported that fertilization flags can be removed after 48 hours but irrigation flags must remain. Mark discussed the fence installation around iron court. There was a surplus of \$3k from insurance. Surplus was used for irrigation repairs.
- Treasurer-Owner asked why there were overages in the following accounts:
  - Contingency – What is this cost? Clean-up of lan and repairs.
  - Income – Where is the \$7,100 special assessment posted? It is in deferred revenue.
  - Postage and Office Supply – Why was this higher than budgeted? Need of extra mailers, special assessment and increase in postage cost.

**Election of Board of Directors** – There was no election as there was low participation.

New Board of directors is Bob, Diana, and Mike. The Board announced the low turn-out and informed the community that if the community does not participate, the Association can fall into receivership which is not in the best interests of the members. The new Board will look for other members to run.

### New Business

- Sable bank was bought out by another bank. The change has caused errors in postings and booklets. Board is working with the Bank to correct the booklets and get new ones sent out. Owner asked why the delay. Lissette answered that booklets were postponed allowing the new bank to issue new account information for their new lockbox.

### Owner Discussion

- Owner asked about who will be the treasurer for the community will be now that Dan is stepping down. Board will be looking for a replacement.
- Owner asked about Marianne's plans about replacing the road bushes once the fence is replaced. Board is working on it.

- Owner asked who is responsible for the repair of the concrete around the light post. Board responded that it is association responsibility and that it is being looked at.
- Owner asked about rentals in the community. Can they be restricted. Bob answered that it is being worked on by the attorney.
- Owner asked to pay more attention to the palms in the rear. Was taken into consideration.
- Owner stated that he felt it was important to have the number of owners in a meeting on the minutes. Was taken into consideration.
- Owner challenged that the pet policy was not what the owners discussed on pet restriction and parking on the street restriction. Bob clarified that it was discussed multiple times in meetings and referred him to previous meetings minutes for what was discussed.
- Owner asked about violation provisions in the documents and stated that they are not being enforced. Bob stated that the Board is working with legal. To enforce requires owners to run on the violation committee to meet violation requirements of the statute.
- Owner asked if documentation modification is done. Board said it is still being worked on and the surveys were used.
- Owner gave appreciation to the board for their services. She stated that questions should be asked and answered and gave her appreciation for them doing so.
- Owner asked how the dog size went from 25 to 40, but stated that she was unable to attend the meeting that it was discussed in. Board informed her of the weight limits that were passed at a separate meeting.
- Owner discussed pool temperature. Stated that the rules say it is to be kept at 85 degrees. Board responded that 82 degrees were discussed by the Board until needed to increase to save money during the warmer period.
- Owner asked to explain the language on the proxy regarding reserves. Don and Lissette provided an explanation that (1) the association is not fully funded which requires unit owners approval and (2) cross utilization allows the Board to move money from one account to another without owner approval in the reserves.
- Owner recommended that the association hire an engineer to do a reserve report. Was taken into consideration.
- Owner asked that SUV leaking on the road needs to be discussed too. Light discussion took place without a resolution. Management and board will work on the issue.
- Owner asked if his mailbox can be moved, at their expense, approximately 20'. Board told them to put a modification request for review.
- Owner stated that there are a lot of cigarette butts on the road.
- Owner asked that website be added to the minutes and that documents on the website are out of date. Board informed the owner that management does not handle the website and was community driven. More volunteers are needed. Suggestions were taken into consideration.

Motion to adjourn made by Bob 2<sup>nd</sup> by Dan. Motion passed.