

IRONWOOD CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting
A Community of Respect and Cooperation
April 26, 2023

Calling of Roll

Bob DiCaprio called meeting to order at 5:30 pm. We have a quorum all four board members present. Bob DiCaprio, Debbie Garcia, George Schneck, Diana Turkovics.

Proof of due notice of meeting was posted in accordance with Florida Statute.

Minutes:

Bob made motion to accept minutes of 3/29/2023, and Annual Meeting minutes and Diana 2nd motion. Motion carried unanimously. Joan will update to website.

Report of Directors:

Treasurer- Debbie Garcia, All looks good right now. Will talk about insurance costs later. 2 units in arrears for about \$800 and change. Letters will be sent out. Check about Insurance refund as income. Still have assessment of \$7100. We paid all expense from Hurricane Ian. Assessment is income for 2023. This how we want to use those funds.

Vice President/ Secretary -Diana Turkovics- no report

Landscaping- Diana Turkovics – Will do walk around with Bob and will have report next meeting. George Schneck purchased a 14 Ft trimmer to trim trees. Joe helped trim some queen palms with George. Will plan to trim trees with volunteers. Lamppost borders must be addressed. Asked Jordan to mention to Glen if he has idea of what to use. George stated he will help with landscaping. Select a date to trim small trees. George researched rings for lampposts, about \$60.00 each.

Irrigation- George Schneck -Irrigation is under control. Skipped this month we believe. To skip a cycle could save \$720 a month in costs. Will schedule for May. We have rain gauges if no rain no watering. Bob sent an irrigation map for homeowners. George checked zones all were working properly. Main concern is sinkholes. One by Diana's no change, and by mailbox no change. Called City of Venice no problem with their system. George ordered patch to fix holes. Hope patch works.

President- Bob DiCaprio no report.

Old Business:

Have received final draft of documents at 5:15 today. These include Declarations, Article of Incorporation and By Laws. Questions and comments have been presented to attorney. Will share information with board and Joan to approve final draft. Every owner will get a printed

copy. There are 51 pages. Question if we can print double sided. Would like to deliver to those that are here. Owners must sign for draft. Would like a meeting about documents with owners. There is only yes or no votes no discussion. Will send proxy to vote. If 71 people vote would be beautiful. Will find out from attorney how to distribute all documents.

New Business:

Underground pest was a question from Barbara Davis. Believe they are moles. Bob asked Diana how she handled her problem. The mixture she used was Castor oil and blue dawn in sprayer with water. They do not like scent of the blue dawn. TruGreen stated PH is low in area of Ironwood Circle and Wedgewood Ct. and will apply to correct PH.

Maintenance log review. Assign duties to keep ironwood running smoothly. Like Pool heater maintenance, cleans pool furniture, Organize files/discard.

MRF Updates/ Unapproved Lighting installs. Talked to Glen and Jordan about lighting. We need to focus attention on how to approve MRF. We could have a partially filled out form for common items that need approval. Make process easier. Example: lights, gutters etc.. If just a repair or replacing should not need MRF or a simpler form. Will make a list and help owners for modifications. Debbie will handle new form.

New Business:

Insurance we have three options. We budgeted \$14800.00 this year. Cheapest insurance \$10665 but no property coverage. Middle package of \$16000.00. \$18000 package is another quote. Can no longer purchase umbrella policy because of short term rentals. This is only from May 4 to May 4, 2024. Some of total maybe paid next year to cover budget total of \$14800.00. Need to know straight line budget to see how allocated. Bob made motion to accept the \$16534.70 policy as has everything we need. 2nd by Debbie, motion carried.

Reserve study:

Purchased a reserve study kit. Importantly need to figure out what are costs. Bob suggested we make a list and get together to complete this study by year end. Reserve study is for long term items. Paid \$349.00 vs \$3500.00 for study kit.

Golf course signage:

Mary Gregory asked about replacing signs for golf course. Bob presented two options. We will need 10 signs. Order and check product if can be returned.

Zoom board meetings:

Will decide what to do. We need internet. Check on landline for conference calling. Diana will check on quotes and advise.

Fence stain:

Question has been raised to stain fences other than grey. Owners must get 60% approval to change rules. Do we want to allow other than grey? Owners suggested white vinyl. It would

change rules. Stain requested is natural. MaryAnn has 22 signatures. Debbie sent email to MaryAnn and was stated from board of directors. This was an error. Debbie sent email only from only her. Bottom line is to look at this new rule. What do we want Ironwood to be? Will hold list of signatures.

Honoring our deceased residents:

Bob made motion to lowering of flag to half-staff for one day. This would be for owners living here upon their passing. George 2nd motion. Motion carried. Can use a moment of remembrance.

Landscape modification:

Mary Gregory requested adding Christmas Palms to list of plants.

Owner Concerns:

Modification changes were requested, attached is list.

Good News:

**Don Livingston went well. Didn't get all tumor. He is eating well.
Bob and Sue are back from trip. Thanking Mark for his great work.
Lynn Jones is in Europe.**

Owner comments beyond agenda items:

Carole Santelle commented who is doing rat traps? George will change traps. Will we enforce artificial flowers restriction.

Solar lights.

If parking at Glenda's need approval from her.

601 Tree is dead and will be trimmed.

Adjournment: Bob made motion and Debbie 2nd.

12 members were in attendance.

Diana Turkovics

Secretary

Ironwood Villas Condominium Association

A Community of Respect and Cooperation

	A	C	D	E	F	G	H	I
1	Ironwood Villas Condo Association Inc.							
2	Board Meeting Sign-in Sheet							
3	Date _____							
4								
5	Thank you for attending this Board Meeting. Per our Rules and Regulations, owners are permitted to comment on agenda items after a motion has been made and seconded, and the board has had its discussion.							
6	Comments from the voting owner will be limited to one three-minute period, in order to allow all owners to comment. Although you may comment on multiple agenda items you must comment only on the motion under consideration at that time.							
7								
8	Chau Raith							
9	Lisa DiCaprio							
10	Mary Ann Porter							
11	Bill Kencing							
12	Michael Magyes							
13	Don Ashby							
14	Cynthia Quinn							
15	Gene Bellard							
16	Joan Benest							
17	Luot Santello							
18	Jordan Cicora							
19	Rebbie Harcia							
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<input checked="" type="checkbox"/>	Name	Date modified
<input checked="" type="checkbox"/>	 773 Wedgewood Roof ARC.pdf	4/21/2023 11:46 PM
<input checked="" type="checkbox"/>	 615 Garage Lights.pdf	4/21/2023 11:24 PM
<input checked="" type="checkbox"/>	 661 Ironwood Cir-Garcia roof.pdf	4/12/2023 11:46 PM
<input checked="" type="checkbox"/>	 635 Palm Tree.pdf	4/11/2023 10:05 PM
<input checked="" type="checkbox"/>	 655 Landscaping.pdf	4/5/2023 11:05 AM
<input checked="" type="checkbox"/>	 664 Ironwood 28MAR23-Landscaping.pdf	3/28/2023 6:29 PM
<input checked="" type="checkbox"/>	 776 Roof Replacement.pdf	3/17/2023 10:13 AM
<input checked="" type="checkbox"/>	 619 Slider-Window Replacement.pdf	3/1/2023 3:16 PM
<input checked="" type="checkbox"/>	 613 Hurricane Shutters.pdf	2/28/2023 7:20 PM
<input checked="" type="checkbox"/>	 627 Plant removal.pdf	2/27/2023 7:27 AM
<input checked="" type="checkbox"/>	 774 Fence Request.pdf	2/22/2023 11:33 AM
<input checked="" type="checkbox"/>	 775 Roof Replacement.pdf	1/25/2023 9:41 AM
<input checked="" type="checkbox"/>	 710 ARC-Slider Replacement.pdf	1/17/2023 3:39 PM
<input checked="" type="checkbox"/>	 660 fence.pdf	1/17/2023 10:58 AM