

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
A Community of Respect and Cooperation
May 25, 2023

CALL OF ROLL:

Meeting was called to order by Bob DiCaprio at 5:30pm. In attendance were Bob DiCaprio, Diana Turkovics, Debbie Garcia and George Schneck.

PROOF OF DUE NOTICE OF MEETING:

Posted agenda in accordance with Florida Statute.

READING AND DISPOSAL OF ANY UNAPPROVED MINUTES:

Motion by Bob DiCaprio to approve February 1st Annual Meeting, February 10th Organizational Meeting and March 29th Meeting. Seconded by Diana Turkovics. Approved unanimously.

REPORT OF OFFICERS AND DIRECTORS:

Treasurer Report: Two accounts still in arrears. Total amount is \$1500.00. We need to start collecting amount due to Ironwood.

Vice President nothing currently.

Secretary/Director of Landscaping: Bob and Diana made plan of action for this year.

Total \$5900.00. Budget is \$4500.00., with possible donation total of \$800.00. Which would leave us with \$604 in red. Discussion about rings for lampposts. Whether to use concrete or plastic rings.

Bob made motion to purchase water rounds for the entire community for around lampposts, Diana seconded motion. Discussion: request to use rings to see how they hold up.

By end of year would like to complete this task. Approved unanimously to continue with trial first.

Gabriel suggested we mulch areas to help prevent weeds. George is trimming palms before he leaves for summer.

Director of Maintenance and Irrigation. Tropical will be coming in June to fix/check irrigation.

We need to have Tropical come on schedule and not delay service. Question brought forward was to water less but more often. It would be same amount but different schedule. Question was brought up about a map of zones regarding units.

President: Bob mentioned documents were mailed out. Should have received today. Cover letter, Declaration, Articles of Incorporation and By-Laws. After 34 years we have taken all the developer's information out and cleaned up so easier to read. Please vote for all three documents. Get your proxy vote in as need 36 votes to have a meeting. Please vote as a lot of manpower and money have gone into completing these documents.

Old Business:

Hurricane Protocol on hold.

Maintenance Log Review: Need to reseal pool deck. George will work on quote for fall.

Rat traps need to be serviced. Bob will contact Venice Pest Control to see if they service the traps.

Pool Heater Bob to check last time maintained.

Clubhouse driveway needs cleaning.

Need to check on inspections of fire extinguishers.

American Flag has been purchased.

Figure out when to stain fence.

Pool furniture to be cleaned by entertainment committee with volunteers.

Diana will check on deleting files with management company.

MRF reviews: Presented by Bob.

Zoom meetings: Cost \$600.00 a year from Frontier. Comcast \$109.00 per month. Will table until fall. Debbie will check with IT people at her office. Diana will check further.

Reserve Study: Bob passed out the reserve study which he has worked on. Need input with information to complete the study. Asked various owners if they remember when items were purchased. We had appraisal on property to help with reserve study. Take off list that which can be handled with our operating budget. Each Board member to help complete the survey. Only leave major items on list to research for study. Bob suggested would like to complete by June or July.

Fence Stain update: You must give owners 14 days' notice to discuss changes. We thought the resolution were correct, we contacted Attorney to verify resolution was correct. Attorney stated resolution was not valid. .

The board must give owners 14 days' notice that is why cannot vote now. Owner had signature of 37 owners' signature who do not care what color of fence. Owner stated what happens when By-Laws are turned down what will do. We would have to ask attorney. Owners stated going to ask 37 owners to vote against the document. Board asked Owner why they would do that after all the expense and work. Owners stated board would have to decide, Bob suggested the owners rethink decision to call 37 people. It would be a disaster for the community from the cost and work. Owner stated could open a division of changes not to benefit the community.

New Business:

1. Chairman would like to pass the resolution establishing guidelines for approving new rule or making change to new rule. Chairmen recommend the resolution be rescinded as conflicts with Associations documents. Diana Turkovics seconded motion. Unanimously approved.
2. Chairman informed the Board of the resolution establishing a procedure for collection of arrears. Chairman recommends that the resolution be rescinded as Florida Statue 718 provides for collection procedures, plus this has been added to Rules and Regulations. Motion seconded by George Schneck. Unanimously approved.
3. Chairman informed the Board that directors passed a resolution to govern the right of owners to speak, videotape, or record Board Meetings. Chairman recommends that the resolution be rescinded as Florida Statue 718 already provides owners to this right. Seconded by Debbie Garcia. Unanimously approved.
4. Chairman informed Board of resolution authorizing the length of term of members of Boar of directors. Chairman recommends that resolution be rescinded as Florida Statue 718 provides term limits. Seconded by Diana Turkovics. Discussion Bob had question about 4, 8, or 10 years limits. Should abide by Statue. Unanimously approved.

Assessment payment options:

Would like to eliminate use of coupon books. Lissette would send a letter with slips for each quarter. Coupon books are from a third party which the bank pays for. Feel would be a better option. Providing envelope would be a good idea. Change for next year.

Good News: Sue DiCaprio birthday and Bob took her to dinner.

Don Livingstone is doing well and going to therapy please keep him in prayers.

Adjournment: Bob motion to adjourn and Debbie seconded. Unanimously approved.

13 Owners in attendance.

Board Meeting Sign-in Sheet
Date: 6-25-23

Thank you for attending this Board Meeting. For 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. 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.

1 Evelyn Tremblay
2 Peter Tremblay
3 Mary Sweeney
4 Linda St. Denis
5 Cheryl Spicette
6 Lisa Spicette
7 Steve Tillot
8 Sue DiCaprio
9 Chaim R. Bult
10 Mike D'Amico
11 Mary Ann Potter
12 Rick Kinner
13 Debbie Gaudin

13

Diana Turkovics

Secretary

6/5/2023