

Ironwood Villas Condominium Association
February 8, 2024 Board Meeting Minutes

Meeting called to order at 6:00 p.m. by newly elected Board President, Carol Santelle.

Proof of Notice of Meeting

Quorum established.

Board members in attendance: Carol Santelle, Glenn Cicora, Karen Gaba, Bill Murray, Debbie Garcia

32 owners/guests in attendance

Need to approve Oct/Nov/Dec board meeting minutes. Will be addressed in next board meeting.
Debbie to obtain drafts from the website

Director Reports

President – Carol Santelle

President addressed all with her word for the year being “listen” – board members need to listen to each other and to homeowners. Goal being transparency, unity. The board has a fiduciary responsibility that should instill confidence in board decisions and trust in the board. Carol Santelle announced that all association committees are dissolved

VP – Glenn Cicora

Lighting in planters on Capri Isle has been repaired. Light fixtures will not be replaced at this time, only repaired. Will check timers also.

Treasurer – Karen Gaba

Consulted with insurance re: volunteer list. At time of a volunteer activity each volunteer will sign(?)/date a sheet so that association covered in case of injury. Volunteers cannot do anything that requires a license: electrical work, plumbing, etc.

Insurance renews May 2024; expect 10-12% increase (increase already in 2024 budget)

Considering Ahearn Pool Co. for pool maintenance. Quoted \$285/month. Should replace skimmer that is capped; only 1 working right now. Skimmers have needed repair/replacement for many years. New skimmer cost \$1700-\$2000

Secretary – Debbie Garcia

Nothing to report at this time

Bill Murray – Director

Nothing to report at this time

Unfinished Business

Lamppost Rounds: per Carol Santelle some people not sold on the purchased lamppost WaterRounds. Alternative sleeve option presented at cost of \$6.50 per unit, total \$325 approximately for 50 units. WaterRounds purchased for approximately \$915 are returnable less cost of shipping, approximately \$230.

Motion made by Carol Santelle to return the round and approve purchase of sleeve option; seconded by Karen Gaba.

MOTION APPROVED: 3 yea (Carol Santelle, Bill Murray, Karen Gaba) and 2 nay (Glenn Cicora, Debbie Garcia)

Current landscape vendor: at this time Ironwood is bound to One Source contract until contract expires next year. Carol & Karen to reconcile the issue of payments to One Source for Jan/Feb 2024 – overpayment. Contract increase should only take place on anniversary date of contract which is April 2024.

Irrigation: visits reduced to 1 per quarter vs. monthly for cost savings. Might be overwatering. Watering schedule to be adjusted for this season.

Website: Debbie to meet with Joan Genest re: learning to update association website. May be a mute issue if new property mgmt. company maintains website as part of their contract.

New Business

Property Management proposals obtained for new property management company. Many contacted did not return calls, too busy or in midst of reorganization. Quotes obtained from Capri Property Mgmt. at \$1475 per month and Casey Condominium Mgmt. at \$1000 per month \$950 per month plus \$50 for website maintenance).

Motion made by Carol Santelle to contract with Casey Condominium Mgmt., seconded by Debbie Garcia.

MOTION APPROVED UNANIMOUSLY

Contract to begin April 1, 2024.

Contracts with Done Right (pool heater) and Bower Sox (AC) renewed. Staying with these 2 vendors for now.

Clubhouse WIFI: Bill Murray to research cost to install Wifi at the clubhouse in order to conduct Zoom board meetings and provide internet for those who desire it while at the pool.

Pool Deck, miscellaneous maintenance: proposed that a maintenance person be hired to do miscellaneous community jobs such as pool deck powerwashing and mulching that do not require a professional license. Questions raised as to whether this person would then be an employee of the association? Workman's comp insurance implications? Proposed by Carol Santelle that Craig Fishbourne, relative of resident Linda Fishbourne, be considered. More research will be done before proceeding.

All owner e-mails go to Carol Santelle @ carolsantelle@gmail.com

Owner Comments:

Thanks to Mickey, Rene and Glenn for lighting repairs.

Owner asked if any other bides for pool skimmer? Other bids to be obtained.

Call for unity from former Board President, Bob DiCaprio, and offer to pass on any information and knowledge from his prior tenure on the board and assist in the transition.

Motion made by Carol Santelle to adjourn meeting; seconded by Glenn Cicora.

Meeting adjourned at 7:03 p.m.