

**Ironwood Villas Condominium Association
March 12, 2024 Board Meeting Minutes (Draft)**

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

Proof of Notice of Meeting and quorum established

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

23 owners/guests in attendance

Minutes of Oct '23/Dec '23 and Feb '24 board meetings approved. Will be posted on website.

New property management company, Casey Property Management introduced; begin service April 1, 2024. Randy Moore, regional director, in attendance. Ironwood website will be accessible through the management website and also directly via www.ironwoodvillas.com. Bridget Spence, our contact, unable to attend due to a schedule conflict. Board President has utmost confidence in Bridget: helpful, knowledgeable.

Board Reorganization

Motion made by Carol to appoint Ellen Nagler to the board; seconded by Bill – 3 yea/1 abstain (Debbie).

Motion approved. Revised board as follows:

Carol Santelle – President
Bill Murray – Vice President
Debbie Garcia – Secretary
Karen Gaba – Treasurer
Ellen Nagler - Director

Reports

President – Carol Santelle

Clarification of volunteer policy. Per insurance company Ironwood should keep an ongoing list of who works on specific projects (name/date). Each project and those participating should be recorded before the project is started. To include clubhouse functions such as breakfasts and other gatherings. Hosts of events to be listed as volunteers.

New property management company to maintain website for additional \$25/month, not \$50 per month.

Association attorney: No retainer was signed with an attorney to represent the association in the new year. Cindy Hill, attorney for the association in 2023 proposed \$350/hour. Former attorney, Michael Cochran \$370/hour but Carol know him well; will check out why he previously quit as our association attorney.

Motion by Carol to change to Michael Cochran – seconded by Karen. **Motion approved unanimously.** Approved pending reason why Michael Cochran dropped our account in the past.

Vice President - Bill Murray

Working on Wifi for clubhouse through Frontier, best pricing. Currently offering \$29.99/month promotion for 12 months with free installation. Bill to pursue this. Comcast would be approximately \$79/month. Want to be able to provide Wifi as an amenity to clubhouse/pool area (like most other communities) and also for possible Zoom access for owners for board or special meetings.

Debbie to provide Bill with her installation date in order to possibly coordinate.

Motion to go forward with Frontier made by Carol; seconded by Debbie. **Motion approved unanimously.**

Bill working on small irrigation issues with Barbara Davis.

Treasurer – Karen Gaba

Lamppost rounds returned for refund of \$802. New post shields cost \$280.

Pending January financials; to be provided soon

Proposed Ahearn Pool Co. to replace Grande Choice (which is supposedly being bought out). Ahearn \$285/mo. Ahearn noticed quite a few things on pool that need repair. One skimmer needs replacement urgently – if not replaced could damage the filter which is approximately \$10,000. Skimmer will cost \$1700-\$2000 (in budget) with Ahearn. PH feeder which regulates chemicals ordered: \$425 + 50 to install. Pool is community's big amenity so must upkeep.

Motion made by Carol to end Grande Choice contract (30 day notice required; \$300/month) and contract with Ahearn Pool at \$285/month, seconded by Karen. **Motion approved unanimously.**

Secretary – Debbie Garcia

Website updated – owner directory, meeting drafts, etc. with Joan Genest's wonderful tutoring and constant help

Jan/Feb One Source landscaping charges resolved. Spoke with owner, Gabriel, and difference for Jan/Feb overcharges will be credited back and reflected in March financials. Contract will be completed April 2025; not sooner. Rate increase occurs May 2024. Should obtain new quotes in July/August in order to be prepared for 2025 budgeting which is done October 2024. Would not be prudent to change landscaping services at this time – rates would be significantly higher at upwards of \$4000-5000/month vs. our current rate.

Miscellaneous Maintenance Items:

- Replace (mostly clubhouse area): torn pool skimmer net, A-frame sign for clubhouse notices, swim at own risk sign, pool thermometer. Paint where needed at clubhouse.
- Reinstall speed limit sign along back street of clubhouse.

Motion by Carol to purchase items maximum \$350; seconded by Debbie. **Motion approved unanimously.**

Also, north side entrance planter to be redesigned; not being irrigated – in the works
Landscaping of Capri Isle South side to be completed (symmetrical with North side) – in the works

Resident E-mails:

Social committee disbanding addressed; Debbie comments can be useful for large projects (landscaping, research of new Ironwood signage, etc.) and can build on committees rather than disband. Many residents feel no need for committees.

Motion by Carol to disband all committees. Seconded by Karen Gaba. 3 yea/1 nay (Debbie). **Motion approved.**

Motion made by Carol Santelle to adjourn meeting; seconded by Karen Gaba.

Meeting adjourned at 6:44 p.m.