

Ironwood Villas Condominium Association
April 10, 2024 Board Meeting Minutes

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, Ellen Nagler & Debbie Garcia

Approximately 22 owners/guest in attendance

Minutes of March 2024 board meeting approved; will be posted on website.

Bridget Spence, Vice President of Casey Property Management, introduced at the meeting. She is our direct contact and begins representing Ironwood Villas as of April 1, 2024.

Officer Reports:

President, Carol Santelle

Someone using the clubhouse for personal hygiene: men's clothing found in cabinet and toiletries in men's room. Carol addressing this.

Appreciation was extended to individual who donated new pool wall decor in honor of the 3 dogs we recently lost...Missy, Mollie and Mattie.

Treasurer, Karen Gaba

Pool repairs being scheduled and have switched to Ahearn Pool. Will be replacing skimmer, approx. \$2000; will help avoid having to replace a costly pump in the near future.

Motion made by Carol Santelle to go ahead with repair; Unanimously approved.

February financials received and being posted. Credit due from One Source landscaping and One Source management should be reflected in March financials.

Vice President, Bill Murray

Frontier \$29/mo. promotion for internet not applicable to the clubhouse. Internet at clubhouse/pool being put on hold for now. Would be approx. \$70-80 per month at current rates. Will revisit in the future.

Venice Pest Control came out to fill rat boxes, 16 bait boxes, 4 were empty.

Secretary, Debbie Garcia

All board members have now completed certification requirements. Certificates will be posted on website.

Resident directories updated and will be posted on website. Thanks to Joan Genest for ongoing assistance with website postings and maintenance.

Director, Ellen Nagler

Nothing to report at this time.

Reminder that new landscaper quotes should be in by July/August so that they are available October budgeting for 2025. Can expect a significant increase.

Landscape Planning

Discussed by the board in detail. The focus will be on the Capri Isles Blvd. planters – mulching, replenishing plants (filling in the gaps) and addressing dead or sparse hedges. A call for volunteers will be put out for raking/cleaning the planters prior to doing the above. Two palettes of mulch will be ordered - most cost efficient and a one-time delivery charge.

The north planter will also be cleaned up and mulched as well as some areas around Ironwood as needed.

Moles were discussed and how to get rid of them. A mixture of castor oil and Dawn was recommended.

Tom Gregory volunteered to weed eat around buried sprinkler heads.

Landscape vendor quotes have begun in order to prepare for the budget process in September/October. Can expect a significant increase.

Maintenance Planning

Both toilets in clubhouse to be replaced.

Lamposts being painted prior to putting on the sleeves.

Carol Santelle and Ellen Nagler to compile a list of villas that need to be pressure washed to get rid of mold. Each home will cost \$55. Carol and Ellen will also look into having the pavers cleaned around the pool.

Discussed having Craig paint the doors and some exterior areas at the clubhouse.

Motion was made by Carol Santelle to proceed with ABC pressure cleaning to arrange for cleaning of villas where needed as determined by the Board. Unanimously approved.

Discussion regarding signs at entrance and rear of property. Sample was shown to add "Ironwood Villas" to the north planter with a spotlight and remove wooden sign that is rotting and peeling. All in agreement.

Debbie Garcia will research new signage for front entrance (for future budget) and obtain information on a new A-frame sign for use at the clubhouse.

Motion made by Carol Santelle to adjourn meeting; seconded by Debbie Garcia.

Meeting adjourned at 7:01 p.m.