

Minutes of Ironwood Villas Board Meeting

August 13, 2024

Meeting called to order by Carol Santelle, President at 5:00 p.m.

Quorum established & proof of meeting notice confirmed

In attendance Carol Santelle, Karen Gaba, Ellen Nagler, Bill Murray & Debbie Garcia

Approximately 16 owners in attendance

Motion to approve June board meeting minutes made by Carol; seconded by Bill.
Minutes to be posted on website.

Bridget & Teresa from Casey Management (CM) in attendance: Recent storm a practice run for hurricanes and other storms. Take precautions. Teresa is our day-to-day contact; Bridget is Vice President. Bridget explained that we will be entering budget season. Casey Management gave a seminar in July to review new rules issued by the State of Florida.

After August financials are in, CM will work with Treasurer and President to develop a draft for 2025 budget. Since some board members have working relationships with vendors it would be best if they would reach out to vendors for 2025 pricing. CM will present new information re: State requirements.

Board Member Reports:

Bill Murray (Vice President): Andy from Tropical Solutions did quarterly review on sprinklers. Found problems with 3 zones; wiring issues. Interior wire nuts were used at the valve which corroded and caused issues. Repairs are complete.

Cost of repair was \$365. Overall the irrigation system working well for its age.

Karen Gaba (Treasurer): Currently on budget for 2024 and preparing for 2025 budget season. Looking at increases expected for 2025. FPL & City of Venice contacted. Expected increase for FPL & sewer/water/garbage is 2.5% to 3%. Insurance will increase to \$20,300 for 2025. Most of the insurance increase attributed to wind, storm and hail coverage.

Ellen Nagler (Director): nothing to report at this time

Debbie Garcia (Secretary): nothing to report at this time, Going to start working on quotes for proposed new signage to perhaps consider for 2025 budgeting. Perhaps a beautification grant.

Carol Santelle (President):

One Source (OS) will clean up after a storm. Owners are not responsible for picking up debris, but if so inclined it can be left at the end of the driveway for pick up by landscapers. Grass hasn't been cut because it was too wet from tropical storm. OS doing a "reset" - trimming all bushes everywhere, cutting all grass. When October comes, OS will go back to doing staggered trimming.

Pressure washing completed on villas that badly needed it. Owners reminded that they should also maintain their driveways/walkways on their own. ABC Power Washing, the company used by the Association, is very reasonable.

Reminder to owners to use the Ironwood website which contains all documents, rules, financials, minutes, contracts from vendors (Iron71).

Thanks to Karen, Bob K. & Ellen and our handyman, Craig for trimming palm trees. Thanks to Bill for overseeing irrigation.

Hurricane Plan:

Important to protect your home and your neighbor's. Casey Mgmt. working to provide hurricane plan guidelines. Bridget to provide boiler plate draft. We need to do a resolution regarding evacuation as required now by the State.

Owners can sign up for alerts from Sarasota County at www.venicegov.com and/or www.alertsarasotacounty.com. The Venice website has lots of hurricane information for those not familiar with Florida weather and hurricane procedure.

Water Accumulation in Ironwood: Concern for flooding in grassy area behind the middle villas. Carol referred to a letter provided by the Association's attorney explaining that because water accumulation is within the unit, it is considered the homeowner's responsibility.

Again, as explained by our attorney, Ironwood Villas is a "land condominium", the "unit" is defined by the size of the lot the villa sits on, not by walls, floor, and ceiling. We are not a conventional condominium association.

Unfinished business:

Thanks to Karen & owner Bill Rizzo for getting everything done on the pool. Pool working well and no leaks.

Owner Comments

As a result of owner comments:

- Discussion regarding handyman, insurance, liability for Ironwood. Casey management explained current coverage. Exploring other handyman options for 2025.
- Two prices have been obtained for sealing and repairing roads. Roads are under an extended warranty by Advanced Asphalt for repair issues. Estimates will be presented at next board meeting and provided to owners as required by new State law.
- Reminder for owners to clean gutters to avoid buildup & allow water flow

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

Meeting adjourned at 5:45 p.m.
