

Minutes of Ironwood Villas Board Meeting

September 19, 2024

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

Quorum established & proof of meeting notice confirmed

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

17 owners in attendance

Motion to approve August 2024 minutes made by Debbie Garcia; seconded by Carol Santelle. Minutes to be posted on website.

Comments from Casey Management

Manager Update/Resident E-Mails – Bridget in attendance.

Budget season upon us. Bridget will be meeting with Treasurer, Karen Gaba, and Carol Santelle to work on 2025 budget.

Financial reporting: some items provided as owner/realtor pack; full financials to board. Each company different in how handled; Casey meeting all state requirements. Adjusted July “pooled reserves”.

Bridget responded to email received by resident regarding financial reporting and status of employment/insurance with Ironwood’s handyman. Bridget explained that Casey cannot provide reconciliation report as it contains account info/names/routing numbers.; cannot redact that information. Financial statements for owners will be modified to show all that is allowed by State of Florida.

PEO Employee: Oasis/Paychex is a payroll processing company that provides services for paying the proper taxes, social security and also provides worker’s comp through a larger pool, giving the association savings with this approach. The PEO also provides Employment Practices Liability Insurance that covers the association should there be any type of human resource complaint. Consider if/any policy for worker’s comp to even include volunteers, board members traveling to a seminar, etc.

President explained not pulling permit for north planter lighting was not intentional; was volunteer work. Being rectified. City of Venice was contacted and suggested a licensed electrician look at the work and pull a permit. Electrician questioned the need for a permit but will pull a permit with the City. Cost will be approximately \$300.00.

More discussion of owner e-mails and how they need to be concise and non-threatening.

Talked about compliance with all FL statutes related to condo associations. Condos over 100 units have to be in compliance by January 1, 2025. Ours by January 2026.

Board Member Reports:

Bill Murray (Vice President): no report at this time

Karen Gaba (Treasurer): below budget at present and working on 2025 budget. Will meet with Bridget and Carol on this.

Ellen Nagler (Director): One Source back to doing quadrant resets of landscaping now that rains subsided. Ellen has map of the schedule for this.

Debbie Garcia (Secretary): Working on proposals for new main entry signage so that this enhancement can be budgeted for 2025. Composite signage (vs. masonry) is more cost effective and still sturdy. Should have proposal from Jim at Dorsett Signs in 2-3 weeks. Estimate \$6000-\$8000 for one Ironwood entry sign (south side); approximately \$10,000-\$14,000 for two signs (one on each side). Also in contact with Stewart Signs based in Sarasota, FL for quote/proposal. Any signage must have a base, columns and a cap on it per City of Venice specifications.

Debbie attending an informational seminar October 3rd regarding a beautification grant through Sarasota County Neighborhood Grant program. Attending the seminar is the 1st step in the process, which takes approximately 7 months total.

Debbie provided the "Frequent Questions and Answers Sheet" required by the Florida Dept. of Business Regulation for condominium associations to Bridget of Casey Management for filing with the State of Florida.

Carol Santelle (President): Addressed some items that were included in the email received by resident. Assured everyone in attendance that the Board's continued goal is unity in our community. Also, that the Board is and will continue adhering to their fiduciary responsibilities to the members of Ironwood Villas Association.

Unfinished business: None

New Business:

Review Casey Management Chart of Additional Services

Options that can be added onto our current contract including usage of their Portal (vs. our website). Portal would allow owners to pay association fees through the portal as well as ensure that all required association documents are always posted per FL statutes.

Discussion regarding use of electronic voting. Owners will be surveyed.

Motion made by Carol Santelle to extend Casey Management's contract for one year beginning January 2025 at \$950 per month. Contract will be posted on Ironwood website. Motion seconded by Karen Gaba. All in favor.

All old Ironwood association documents from years past are being kept by Bridget at Casey Management to eventually be scanned if needed.

Review of Estimate for Sealing Roads & Timeline

Proposals for sealing roads reviewed. Advanced Asphalt offers lowest pricing. Hope to schedule for end of October. Payment will be taken from our Reserve account.

Motion made by Carol Santelle to proceed with Advanced Asphalt at \$10,125, same company used for the road rehaul and best pricing. Motion seconded by Karen Gaba. All in favor.

Discussion: Proposed changes to Rules and Amendments discussed. Need to discuss more. Will involve attorney fees to make any changes. Tabled until next board meeting.

Established dates for mailing of proposed budget to homeowners: October 17, 2024

Establish Annual Budget Meeting date: November 7, 2024.

Deadline to approve budget: November 15, 2024.

Owner Comments

Adjournment

Motion to adjourn meeting made by Carol Santelle and seconded by Debbie Garcia. Meeting adjourned at 7:48 p.m.