

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
A Community of Respect and Cooperation
JANUARY 24, 2024

The meeting was called to order by Bob DiCaprio at 10.00 am. Meeting held at Venice Church of the Nazarene in meeting room. Bob DiCaprio made motion to have Debbie Garcia chair meeting. Seconded by Diana Turkovics. Approved unanimously.

Debbie motioned to nominate a committee to open and count ballots. Seconded by Bob DiCaprio. Unanimously approved. The following owners were appointed to open and count ballots. The nominees are as follows: Kathy Durkin, Sonia Sabater and Tony Schaschl. The committee will make sure only one ballot is counted for each owner as we had a double mailing.

Proof of mailing was completed by the management company in accordance with the Florida statute.

Management confirmed that a quorum was obtained.

Bob made motion to accept approval of Annual Meeting of January 2023. With a minor correction of Treasurer was listed as Mark should be Dan. Spelling adjustment on last line. All approved.

Report of Officers.

President: Thanking donations without which could not have completed as much. Thanking vendors which I have contacted. The board members. Thank you to Sue DiCaprio for her support.

Maintenance: Glenn stated working on lighting issue on Capri. Doing research for lighting.

Secretary/ Landscaping: Diana recapped the work completed around the community with help of volunteers.

Irrigation update: Barbara has been working getting mist-system replaced. Barbara is gracious to have helped with the irrigation throughout Ironwood.

Treasurer: Debbie Garcia stated that the 2024 budget was approved. The financials for November-December will be posted later today. We have approximately \$1800.00 left for lamppost rounds installation. Irrigation is a huge cost. The assessment for \$7100.00 most was used for clean-up after Ian and irrigation repairs.

Carry over: yes 39, no 2.

Cross Utilization: yes 21, no 20.

All passed unanimously.

Election of Directors:

The election of three directors is as follows:

Karen Gaba, Bill Murray, Carol Santelle.

Lisette of OneSource gave her 60-day resignation as of 60 days. She cited her reason as the behavior of some owners being disrespectful and rude.

Debbie motioned to adjourn meeting; Bob seconded the motion.

PROOF OF DUE NOTICE OF MEETING:

Posted on bulletin board the agenda in accordance with Florida Statute.

READING AND DISPOSAL OF ANY UNAPPROVED MINUTES:

No minutes to approve. Due to my accident in October the management company was to complete minutes. Have not been completed yet.

REPORT OF OFFICERS AND DIRECTORS:

Treasurer report: Year-end coming upon us. Working on getting projects completed. Working on getting rings for Lampposts, some more planting. Also, working on budget.

Vice President Report: Nothing currently.

Landscaping Report: Going to finish mulching and plantings. Mulch will be put on hold for now.

President Report: Irrigation was here on December 5th, discovered 6 zones are no longer working. Do not know what happened. May have cut wire. Planters are running and on drip system. Suggested mist-spray and we do it our self to install. Would save us money. Bob will check on mist-spray. Glen suggested to hold off any work on mulch in planters. Glen will research new lightings as not worth fixing.

Bob and Rene Genest repaired ceiling in pump room because was falling. Fixed leaking pipes. Getting prices for pool skimmer that has been broken for quite a while. Looking to get prices for a variable speed pump for pool. Would save on electricity as could adjust how long would run. Have had in budget for 2 years so can afford this investment. Water runs 365 days and 24 hours a day.

Maintenances Log: We need to clean drain by pool area. Glen will help Bob clean drain. Question if should clean water heater, Glen will check with Bob.

Updates to modifications, had approval for 777 door painting, hurricane shutters at 639.

Zoom board meeting not much interest will table until next year. The pet form will be tabled until next year and let new board deal with these items.

New Business:

Bob DiCaprio made motion to present budget as presented. Second by Diana Turkovics. Discussion to board members then open to owners. Two changes on budget brought to attention by Dan. Maintenance fee amount should not be \$700.04. Don't want to bill .04 cents. Adjusted water and sewer 9989.00 eliminate the four cents to make an even amount. Bob asks for vote on new budget. Anonymously in favor. The Budget is approved.

Feel should do formal reserve study next year. Need to plan to fund 4% next year. We are on the low side of funding. Need funds to have money to cover any unforeseen damage. To repair our irrigation totally would be about \$100,000.00. It would be something to consider for next year to start reserves for irrigation.

Comments from owners. MaryAnn question about letter from Tropical. Was fixed prior to letter by Bob and Barbara Davis. Stated may not get fence painted by Dec. 31st.

Doug Haertzen questioned about reserves. Think wrong time frames for reserves, Hence need professional studies.

Terry Janis wanted to know if PVC is allowed. It is in the rules.

No coupon booklet. Will provide sheet where to send fees. Post on bulletin board. Debbie will send email and post in clubhouse.

In receipt of resignation of Char and Sue from social committee as of January 6, 2024. We thank them for chairing for 5 years, and contribution to Ironwood. Bob made motion to establish a social and clubhouse committee. Joan Genest will chair the committee starting January 7th. Motion to establish this committee seconded by Diana. Anonymous in favor of motion.

Annual meeting at church at 10am.

Bob made motion to adjournment seconded by Glen.

Secretary
Diana Turkovics

12/06/2023

