

Minutes of Ironwood Villas Condominium Association

Annual Budget Meeting

November 7, 2024 – 6:00 p.m.

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

Quorum established and proof of meeting notice confirmed.

In attendance: Carol Santelle, Karen Gaba, Bill Murray and Debbie Garcia

Approximately 14 owners in attendance

Motion to approve September 2024 meeting minutes made by Debbie Garcia;

seconded by Carol Santelle. All in favor. Minutes to be posted on website.

Reports:

Bill Murray (Vice President): Fortunate that irrigation system held up during hurricane and other storms; Only normal repairs had to be done. Overall, the system unharmed. Shout out to Barbara Davis for stepping up and helping with irrigation.

Karen Gaba (Treasurer): Slightly under budget for 2024. Keeping maintenance fee same as it is at \$700/quarter for 2025.

Carol Santelle (President): After 3 storms Ironwood in pretty good shape; some dead plants/bushes. Jatropha plants have been cut back at local nursery's recommendation. Ask that no more be added to the pile of junk.

Roads will be sealed the week of Nov. 18. Concern about city not picking the junk up before then. Planned to do pool pavers this year but due to storms and attention needed in other areas, will do in January.

Driveways need to be power washed prior to Nov. 18. Individual notices will be sent to those driveways that are critical.

No other unfinished business.

Debbie Garcia (Secretary) – Nothing to report

Bridget from Casey Management - Review of 2025 Budget

Expenses: Ongoing building repairs slightly up to \$2000.

Maintenance employee: \$15,000 - looking for licensed/insured handyman. Handyman normally \$45-\$65 per hour; based on \$60/hour at 20 hours per month X 12 = \$14,400, so rounded up to \$15,000 for budget.

Fertilization will not be under contract. Prospective landscaper may have ability to help with fertilization efforts. Not doing separate contract. Will do as needed, most likely twice a year. It was noted that because of Hurricane Milton, the City of Venice has asked that no fertilization be done until March. Also noted that the City requests no fertilization during summer months.

Irrigation less for 2025 because a lot of more major repairs were in 2023/2024 so that budget was higher for those years.

Increased pool area budget. Significant repairs done in 2024. Adding more for 2025 in case needed since pool is our #1 community amenity.

Pool pavers are a reserve item. cleaning/sealing of pavers planned for January 2025.

Utilities (electric/water/sewer) – allowed for approximately 3% increase

Postage/supplies – using the Casey Management portal more; less costs of mailing.

Association fee payment coupons will be provided by Casey Management for 2025.

Legal services: slight increase due to possible amendments; legislation tough on associations so attorneys must be involved. Per revised FL statutes, collection issues must be handled by an attorney after management company has done the initial notification.

Insurance: Slight increase mainly due to clubhouse. Not much change in the insurance package.

CPA: Compilation report required every year. CPA also does year end tax return.

Taxes/Dues/Fees/Permits: up slightly

Loan Repayment: loan paid off in October 2025

Contingency: left at \$2500; could be used toward cleaning of villas.

Reserves:

Wall: 100 years reduced to 68 years life expectancy

Pool: reduced life expectancy

Clubhouse: added in

Signs: added in

Irrigation to be added as a reserve instead of a miscellaneous/general category

Motion to approve 2025 Budget with revisions made to Reserve accounts as detailed by Casey Management made by Carol Santelle. Seconded by Karen Gaba. All in favor.

Adjournment

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

Meeting adjourned at 7:00 p.m.