

DRAFT - Minutes of Ironwood Villas Condominium Association

Annual Meeting

January 21, 2025 – 10:00 a.m.

Introduction by Bridget of Casey Management

Motion to appoint chairperson made by Bridget Spence of Casey Management. Carol Santelle to chair meeting. Meeting called to order by Carol Santelle, President, at 10:04 a.m.

Approximately 30 owners in attendance

Board members in attendance: Carol Santelle, Karen Gaba, Ellen Nagler, Bill Murray and Debbie Garcia

Calling of the roll, certifying of proxies and determination of a quorum of owners represented in person or by proxy - Completed

Proof of notice of the meeting or waiver of notice established

Approval of 2024 Minutes:

November 2024 board budget meeting – **motion** to approve minutes made by Carol Santelle, seconded by Bill Murray. All in agreement.

January 2024 annual meeting – **motion** to approve minutes made by Carol Santelle; seconded by Debbie Garcia. All in agreement.

January 2024 organizational meeting - **motion** to approve minutes made by Carol Santelle, seconded by Ellen Nagler. All in agreement.

Selecting of Ballot Counters and Collection of any additional ballots

3 Volunteers will do vote/proxy counting – Sharon Livingstone, Bill Rizzo & Karen Binder

Last call made for ballots; there are 3 envelopes – proxy, ballot, outer ballot

Comments from chairperson, Carol Santelle:

- The Ironwood community survived 3 storms quite well
- Thanks to all the volunteers for their help; saved the association money
- Thanks to all owners who supported the board. With the help of Casey Management and volunteers Ironwood made it through 2024 quite well.
- Much accomplished including pool improvements, toilet replacement in clubhouse, resurfacing of roads, pressure washing of half of the villas.

2025:

Karen Gaba reports that we have a surplus of operating funds, approximately \$18,000 without factoring in December 2024 expenditures.

Chairman reported that numerous projects were completed in 2024:

Sealed and repaired roads

Pressure washed villas

Repaired pool pump, skimmer, leak in pool and grouted tile in pool

Lamp posts painted, installed sleeves to protect

Reduced Tropical Solutions (irrigation) visits to once/quarter (so much work done in '23 (approx.\$11,000) that it was no longer necessary to require monthly maintenance visits). Our system according to Tropical is in good condition right now.

New plants in planters, mulch

Toilets in restrooms replaced

North entrance sign upgraded

Reduced fertilization visits. Per City of Venice, no fertilizing until March and none during summer months.

Numerous palm trees were trimmed by volunteers, saving us \$25 per tree.

Carol Santelle also reported that there are lots of projects to move forward on including: upgrade clubhouse including rest rooms, paint exterior areas; possible roof replacement (obtaining bids), clean/repair and seal pool pavers, research replacement of front entrance signage, complete villa pressure washing, continue landscape upgrade.

Considering forming a fining committee to determine amounts of fines for homeowners who do not respond to emails/letters regarding upkeep of their property. Asking for volunteers.

Important that all owners have copies of the rules/regulations and bylaws, especially with new owners. When selling, homeowners must be sure to provide documents and rules to the buyer.

Note that annual meetings are for owners only, not tenants.

Bill Murray, Vice President report: thanks to Bob Kleinschmidt, Barbara Davis and Tom Gregory for their volunteer assistance on irrigation. Tropical Solutions says our system is old, but in decent shape for its age. Bill wants to be more proactive in 2025: replace old sprinkler heads before they malfunction, keep better records of repairs, trim around sprinkler heads.

New Business

- a. Surplus Carryover Vote – 42 in favor; 1 opposed
- b. Amendment Vote - 41 in favor; 2 opposed
- c. Announcement of 2025 Board of Directors and their terms. Elected are:

Louis Elliott

Ellen Nagler

Owner Comments

Adjournment – motion to adjourn meeting made by Bridget Spence of Casey Management. Seconded by Ellen. All in agreement.

Meeting adjourned at 11:14 a.m.