

MINUTES OF BOARD MEETING – IRONWOOD VILLAS CONDOMINIUM ASSOCIATION

May 13, 2025

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

Proof of meeting notice and quorum established.

In attendance: Board members Carol Santelle, Karen Gaba, Bill Murray, Ellen Nagler and by phone, Lou Elliott. No one present from Casey Management. 16 Homeowners present.

Carol Santelle made a motion to approve the minutes of the April 9 meeting, seconded by Bill Murray. All Board members were in agreement.

REPORTS OF OFFICERS

Director of Irrigation

Tropical Solutions reduced our quarterly inspection charge to \$550 for the first quarter. Less hours were spent on Ironwood by Tropical Solutions because of the help of volunteers Bob Kleinschmidt and Barbara Davis, along with Bill Murray. This will not necessarily apply to every quarter. Thanked homeowners for letting him know when they see a problem sprinkler.

Secretary

Landscapers have been here for about six (6) weeks. We have received many positive comments and hope it will continue. Fertilization was done on 4/29 and thanks to some much needed rain, the grass seems to be “greening up”.

Treasurer

Project was completed at south wall, bushes removed and pitch apples planted along sidewalk area. We will be over budget with irrigation expenses. Currently, there is a surplus of over \$40,000 (operating equity). Reserves look good.

Vice President

Did some preliminary research into the grant program offered by Sarasota County. There is a requirement of up to \$10,000, which would mean volunteer hours, cash or donations matching whatever amount we decide. To match the grant, volunteer hours would be \$20 an hour. Seminars/more information will not be available until December. Process seems very complicated. More research will be done.

President

At present, we have approximately \$1,400 in our reserve account for signage. Waiting on estimates for projects on Capri Isles, removing two (2) sections of dead plants and replacing with pitch apples. Also waiting on estimates to mulch several areas in Ironwood.

UNFINISHED BUSINESS

Letters to Owners/Responses

So far, one driveway has been power washed out of the eight (8) homes that were sent letters. Another homeowner will take care of it when he comes in early June. Second certified letter will be sent to those owners who have not responded.

Rules and Regulations and Final Review of "Animals"

All changes to rules and regulations have been sent to Casey Management and will be reviewed by our attorney.

Discussion among Board regarding visiting pets. Should they be limited to a seven (7) day stay or extend to fourteen (14) days. In addition, a form was suggested for visitors to fill out requiring proof of license and vaccinations. Discussion took place with homeowners and those present were polled regarding length of stay and suggested form. The majority of those present were not in agreement with suggestions. Insurance company for Association had been contacted for their input. Most Board members were in agreement that the responsibility for visiting pets lies with the homeowner. **Carol Santelle made a motion to modify rule stating the homeowner is liable and responsible for the actions of visiting pets and must follow all rules that apply to homeowners. Bill Murray seconded the motion. Yea: Four (4); Nay: One (1) Motion passed.**

NEW BUSINESS

Compliance Issues

Two (2) letters have been sent to a homeowner concerning an ongoing issue. According to Ironwood's rules, the homeowner is entitled to a fourteen (14) day notice informing them of their right to a hearing of peers at which time fines will be imposed. The amount of fine will be determined by the fining committee. **Carol Santelle made a motion to begin process, seconded by Lou Elliott. All in favor. Motion passed.**

Solar Lights

All lighting must be approved by the Board. A Landscape Work Order must be completed and approved by the Board. Three (3) suggested solar lights were discussed and two (2) were agreed upon and information on these will be emailed to homeowners. **Carol Santelle made a motion to provide the two (2) solar lights (one in ground and one stand up) as options to those owners wanting to use solar lighting, seconded by Ellen Nagler. All in favor. Motion passed.**

OWNER COMMENTS

Discussion about planters on Capri Isles, bucket planters at end of Ironwood Court and large planter at north entrance. All these areas are being considered and waiting on quotes.

Motion to adjourn meeting made by Carol Santelle and seconded by Ellen Nagler. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Ellen Nagler, Secretary

Ironwood Villas Condominium Association