

MINUTES OF BOARD MEETING – IRONWOOD VILLAS CONDOMINIUM ASSOCIATION 2/24/25

Approved

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

Proof of meeting notice and quorum established.

In attendance: Carol Santelle, Lou Elliott, Karen Gaba and Ellen Nagler. Celina Foster from Casey Management. Twelve (12) owners in attendance.

Carol Santelle made a motion to approve minutes of January 27 meeting, seconded by Karen Gaba. All in favor, will be posted on Website.

COMMENTS FROM CASEY MANAGEMENT

Carol Santelle introduced Celina Foster, Community Association Manager. Celina has recently joined Casey Management and has been assigned to Ironwood.

REPORTS OF OFFICERS

Director of Irrigation

In Bill Murray's absence, Carol Santelle reported that Andy from Tropical Solutions should be here sometime this week to repair zones that have not been running. Next project will be to locate and dig out sprinklers covered by grass starting at north entrance. Owners that wish to modify sprinklers in their patio/courtyard areas should notify Bill. Supplies will be at owner's expense, as well as labor if provided by Tropical Solutions Irrigation. The Association is responsible for maintaining the irrigation system.

Secretary

Thanked volunteers for helping with pool furniture during the paver project. Looking forward to working with new landscaping company during first week of April. Any issues should be directed to Carol Santelle or Ellen Nagler. Working on getting quotes from powder coating companies to coat pool chairs.

Treasurer

Pavers cleaned, sanded and sealed for \$2,880. On track for 2025.

Vice President

Thanked everyone for their votes and confidence. Looking into WIFI for the clubhouse, particularly for Zoom meetings. Prices were given from Frontier and Comcast. More information is needed.

President

Planters (3) were removed from pool area due to pavers being cleaned, sanded and sealed. They were moved to north entrance and look great.

NEW BUSINESS

Directory

There was some concern expressed about security as homeowners provide information to Casey Management. Each homeowner will have their own unique password for the portal to be completed soon. The new directory will not be posted until we're ready to use the portal through Casey Management.

Fertilization

Two quotes from Tru Green \$4,125 for 5 treatments and Venice Pest for \$4,400 for 4 treatments. Tabled until next meeting.

Clubhouse Work

ABC Power Washing and Painting has given us a quote of \$650 to clean and paint clubhouse panels above and below windows and doors, as well as paint the kitchen entrance door. Walls behind 665 and adjacent villas to be cleaned as well as south wall both sides for \$295. **Motion was made by Carol Santelle and seconded by Ellen Nagler to hire ABC Power Washing and Painting at a cost of \$945 to provide services as explained. All in favor. Motion passed.**

Letters to Owners

Casey Management is in the process of sending letters to owners to address such things as patched roofs (shingles need to match), shutters needing replacement, cluttered front or side areas, and other miscellaneous items. There will be an email sent to all residents about driveways and walkways needing to be power washed. If owners do not comply, then individual letters will be sent.

Late September, 2024, the Board reviewed some desired changes to our rules and regulations. Hope to finalize early spring/summer and send to homeowners two (2) weeks before board meets to vote on acceptance of changes. Owners will have the opportunity to discuss at the meeting.

OWNER COMMENTS

Discussion about violations of rules. The management company will contact the owner personally or by email/letter to advise the owner of the violation and give the owner the opportunity to correct the situation. If no compliance, a certified letter will be sent and the owner again given time to correct the violation. If no compliance and continued violation, a daily fine system will be initiated once a reasonable time period has passed for the owner to correct. Fines are according to amounts allowed by Florida Statutes.

Motion to adjourn meeting made by Carol Santelle and seconded by Ellen Nagler. Meeting adjourned at 6:49 p.m.

Respectfully submitted,

Ellen Nagler, Secretary - Ironwood Villas Condominium Association



Michael Bazaire
6451 Parkland Drive
Sarasota, FL 34243

Phone: 813-750-5644

Customer Information

BILL TO:

CASEY MANAGEMENT
4370 S TAMIAMI TRL STE 102
SARASOTA, FL 34231

Phone:

SERVICE LOCATION:

IRONWOOD VILLAS CONDOMINIUM ASSOC.
602 IRONWOOD CIR
VENICE, FL 34292

Phone:

Detail of Charges

Service Location	Line Item Description	Round #	Round Description	Total Price
IRONWOOD VILLAS CONDOMINIUM ASSOC.	TruYou Lawn Service	3	Mar. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control	\$825.00
IRONWOOD VILLAS CONDOMINIUM ASSOC.	TruYou Lawn Service	5	May granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control	\$825.00
IRONWOOD VILLAS CONDOMINIUM ASSOC.	TruYou Lawn Service	9	Sept. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control	\$825.00
IRONWOOD VILLAS CONDOMINIUM ASSOC.	TruYou Lawn Service	11	Nov. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control	\$825.00
IRONWOOD VILLAS CONDOMINIUM ASSOC.	Chinch Bug Control	5	Treatment to control turf damaging chinch bugs	\$825.00

Subtotal: \$4,125.00

Total Sales Tax Amount: \$0.00

Grand Total: \$4,125.00

Description:

Standard Terms and Conditions

- 1. Term.** The term of this Agreement shall one (1) year from the date signed by you, the Customer.
- 2. Price increases.** Prices of services provided in this agreement may be increased should you add property under this agreement, or in the event of increases in the cost of fuel, material, or labor, or costs incurred by TruGreen due to government regulation and other causes. In addition, TruGreen may elect to increase the price of services under this agreement after the first year, or after any subsequent anniversary date of the agreement by a percentage amount not to exceed five percent (5%) of the then current price, or consistent with any increase in the current consumer price index, whichever is greater. TruGreen shall not increase its prices on an elective basis more frequently than once during any agreement year.
- 3. Payment Terms.** Payment is due to TruGreen within 30 days after the invoice date. In the event you fail to make payment when due, TruGreen reserves the right to terminate this Agreement. A late service fee equal to the lesser of 15% per month (18% a.p.r.) or the maximum interest rate allowed by law will be charged on any balance unpaid over thirty (30) days. A service charge of \$25.00 will be charged for any returned check. Should it become necessary to bring an action to collect amounts due under this agreement, you agree to pay all costs of such collection including, but not limited to, any reasonable attorney's fees or other professional fees and court costs.
- 4. Check processing policy ACH.** When you provide a check as payment, you authorize TruGreen either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. If TruGreen uses information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. Returns: In the event that your payment is returned unpaid, you authorize us the option to collect a fee as allowed by law through an electronic fund transfer from your account.
- 5. Termination.** In the case of your non-payment or default, TruGreen has the right to terminate this Agreement immediately upon notice to you. TruGreen may terminate this Agreement for convenience upon thirty (30) days prior written notice to you. You may cancel this Agreement for material breach by TruGreen, provided that you give TruGreen written notice of the details of the breach, and thereafter TruGreen fails to cure the breach within thirty (30) days after said notice. (e). Additional termination provisions for landscape companies, property



P.O. Box 238 Venice, FL 34284 (941) 493-3030
www.venicepestcontrol.com email: vpc@venicepestcontrol.com

Ironwood Villas

Scope of Services

1. Palm and Shrub Spring & Fall Applications

We propose providing comprehensive spring and fall treatments for the entire community's palm trees and shrubs. This will include the application of granular slow-release fertilizer and a combination of systemic insecticide and fungicide, ensuring the health and vitality of the plants while preventing pests and diseases.

- **Frequency:** Once in Spring, once in Fall
- **Treatment Components:**
 - Granular Slow Release Fertilizer
 - Systemic Insecticide
 - Systemic Fungicide
- **Total Cost:** \$1,500 per treatment (Spring & Fall)

2. Turf Grass Treatment (2.75 Acres)

We will treat a total of 2.75 acres of turf grass quarterly. Each treatment will be tailored to ensure optimal growth and health throughout the year. The treatments will be divided as follows:

- **Two of the quarterly treatments:** A combination of granular fertilizer, insecticide, and weed spot treatments.
- **Two of the quarterly treatments:** A full liquid application that includes iron, a micro-nutrient pack, systemic insecticide, fungicide, and broadcast weed control.
- **Total Cost per Treatment:** \$1,100
- **Frequency:** Quarterly (4 times per year)

Total Annual Cost Estimate

Palm and Shrub Treatments:

- 2 Treatments per Year x \$1,500 = \$3,000

Turf Grass Treatments:

- 4 Treatments per Year x \$1,100 = \$4,400

Grand Total Annual Cost:

- \$3,000 (Palm and Shrub) + \$4,400 (Turf Grass) = \$7,400 per year

Benefits of Service

- **Seasonal Care:** Both spring and fall applications for palms and shrubs ensure year-round plant health, reducing the risk of pests and diseases.
- **Turf Grass Optimization:** The quarterly treatments for the turf grass ensure a lush, healthy lawn free of weeds and pest problems.
- **Comprehensive Coverage:** Each treatment is designed to promote optimal growth with balanced nutrients, ensuring long-term results.

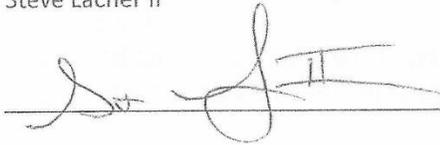
Next Steps

If you would like to proceed with this proposal or have any questions, please don't hesitate to reach out. We are happy to discuss any adjustments you may need for your community's care.

Thank you for considering our services. We look forward to helping you maintain the beauty and health of your community.

Provided by Owner:

Steve Lacher II



P.O. Box 238

Venice, FL 34284