

MINUTES OF BOARD MEETING – IRONWOOD VILLAS CONDOMINIUM ASSOCIATION

APRIL 9, 2025 - APPROVED

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, Lou Elliott, Bill Murray, Karen Gaba and Ellen Nagler; Celina Foster from Casey Management and fifteen (15) homeowners.

Ellen Nagler made a motion to approve the minutes of the February 24 meeting, seconded by Carol Santelle. All Board members were in agreement.

COMMENTS FROM CASEY MANAGEMENT

Celina discussed the email that had been sent to homeowners regarding how to access the Portal. Any issues or questions should be directed to her.

REPORTS OF OFFICERS

Director of Irrigation

Ongoing battle with several zones not working. Higher than expected expenses due to a valve not working. Tropical Solutions was out twice to work on areas having issues. Over 150 flagged areas have been worked on. Flags now are for trimming around hidden sprinklers. If digging anywhere, be careful and when mulching areas, be aware of hidden sprinklers.

Secretary

The new landscaping company began on April 3 and completed the entire community in one day. They will be working on some special projects that have been requested. If you have any issues, please contact Carol Santelle or Ellen Nagler by email.

Treasurer

As of the end of March, we are doing well. Less than \$1,000 left in our irrigation budget due to many issues, as discussed earlier. Carryover monies are available, if needed.

Vice President

Internet is connected. Zoom meetings will begin in the Fall for up to 100 participants. We have a one (1) year contract with Frontier for \$75 per month.

President

Clubhouse is now painted. Walls behind 665 and south wall have been power washed.

Thanks to our neighbor who replaced the damaged skimmer net and rope on life ring.

Water bill could be high due to greater evaporation caused by high winds and increased use (running between \$800 and \$900 per month).

Email that was sent stating that approval was needed for all landscape borders (rocks and edging) was in error. No approval from the Board or landscape work order is necessary for rocks, stones or proper edging.

UNFINISHED BUSINESS

Fertilization

Vice President called Venice Pest to see if they would match TruGreen's price and they agreed.

Motion was made by Carol Santelle and seconded by Ellen Nagler to hire Venice Pest at \$4,125 a year to fertilize the community four (4) times per year. All in favor. Motion passed.

Letters to Owners/Rules & Regulations

Letters concerning driveways and other issues will be sent by Casey Management.

Discussion by the Board on possible changes/additions to Rules and Regulations . It was noted that some changes would be necessary in our Condominium Documents when changing Rules. Information will be sent to homeowners two (2) weeks prior to the Board meeting, when discussion and vote to accept will take place.

Reminder that all lighting must be approved by the Board. The Board is looking into styles of solar lighting that can be used so that there will be a uniform look in the community.

NEW BUSINESS

Proposed Amendment

Discussed possible amendment with regard to no rentals in the first two (2) years of ownership. After reviewing the requirements to pass the amendment, along with the cost, the Board agreed to not move forward with this change.

Website/Portal

Email from Casey Management on Portal "How To" sent to homeowners. Discussed leaving Ironwood Website with pertinent information such as Condominium Docs, Rules and Regulations, sales and rental applications (access for non homeowners), and using Portal for all financials, directory, and Board minutes including Condo Docs, where only homeowners could access with individual passwords. All Board members agreed that we should keep

Ironwood Website and use the Portal, as detailed above. Cost to move all information to the Portal would be done by Casey Management for a one-time fee of \$350. Entire Board in agreement.

Landscape Issues

Any problems or issues, email Carol Santelle or Ellen Nagler. Please advise of any dead bushes needing removal or overgrowth that has been ignored.

South Wall Sign

In the process of having a similar sign installed as North Entrance wall.

Fining Committee

The committee needs three (3) people, two (2) had previously volunteered. Two (2) more volunteered at meeting. So we have three (3), with an alternate.

OWNER COMMENTS

Residents brought up issues concerning:

Yellow flags - They are there to have sprinkler heads dug out.

House will be left to son, how does that affect if he wishes to rent - Applies as if new owner. May need further clarification.

Question about front signage - Probably later in the year.

Zoom meetings - Already discussed, commencing in the Fall.

Sprinkler issues - Contact Director of Irrigation by email (bmurrayct52@gmail.com).

Pets in rentals - Applies as if owner. May need further clarification.

Directory - Casey Management is working on.

Motion to adjourn meeting made by Carol Santelle and seconded by Karen Gaba. Meeting adjourned at 7:10 p.m.

Respectfully submitted,

Ellen Nagler, Secretary

Ironwood Villas Condominium Association