

Island Park Woodland Homeowners Association, Inc.

16295 S. Tamiami Trail #105

Fort Myers, FL 33908

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Board of Director's Meeting

Saturday March 6th 2021 @9:00am

Island Park Woodland Community Area

Board Members Present: Maria Tunis, Lyndee Carhart, Carol Lyons, Andrew Marcus

Board Members Present by speaker phone:

1. **Establish a Quorum/Call to Order:** A quorum was established, and the meeting was called to order at 9:04am.
2. **Approval of Meeting Minutes:** Saturday December 19th Minutes
 - a. Motion: A motion was made by Carol to approve the minutes as is. Second motion was made by Maria Tunis
3. **Board and Committee Reports:**
 - a. President's report – Maria Tunis
 - i. The lake is looking much better as we continue to treat the water abiding by our 1 year contract. The water is showing to be much clearer, with apparent fish swimming around.
 - ii. The official amendment to the bylaws regarding the dues increase has been officially approved by the board and adopted by the HOA.
 - b. Treasurer / Financial Report – Carol Lyons
 - i. Carol stated that there was \$25,804.00 in the Contingency/Savings account. This account is holding the \$50 per house that comes from the dues increase. The Checking (or Operating Account) has a balance of \$24,773.66. We have about \$7,000 in outstanding dues. Since last meeting Carol had sent out 18 statements to those accounts, and 4 houses have paid.
 - c. Beautification Committee – Maria Tunis
 - i. Regarding the plans to line the front entrance; we missed the rainy season window of planting the shrubs last year, and have plans on planting them this year. Board will advise Corrie of the installation date. If we plant them in front of the queen palms, we shouldn't have an issue with underground lines.
 - ii. The playground is in a bit of a rough condition. The fellow dads (including Sam Burnett, and Joe Syracuse) plan on helping to fix the items in need of repair.
 - iii. The lighting in the front was fixed, and 2 new lights were added since the last meeting. The irrigation system was also fixed to help with the plant life, since hand watering was not working as well. The money for these were pulled from the operating budget.

- iv. The lake is looking better and better. There have been pelicans spotted, and thus a very good sign of the water quality. Carol is asking for a monthly report to know what is being done.
- v. Russell is asking other neighbors to call the county to ask for them to trim up to overgrown foliage along Island Park Rd.

4. New Business –

- a. Easter egg hunt is planned for April 3rd. Sharon Spoede is still on board for buying the items to stuff the eggs, and will let us know of a day/time for those that want to help.
- b. June 12th will be the Annual meeting.
 - i. An important topic will be the election. Those board members seats that are up for reelection are Maria, Carol, Lynn and Lyndee.
 - ii. Ballots will be mailed out in May, and those that wish to run please let another board member know.
 - iii. The Keys to the boat ramp were updated 2 years ago, so no need for a re-key
- c. Boat Ramp:
 - i. The boat ramp decking is sinking and breaking and has raised concern for safety of those using it, as well as a fear of total loss in the event of a high water level. In particular the pilings are currently sitting on top of the bedrock instead of being properly anchored.
 - ii. Russell had tried to acquire 5 estimates for presentation on behalf of the neighborhood, however, only 2 were submitted from all of the companies he had contacted.
 - 1. Hickcox had submitted a bid for \$37,868.00 including new composite decking. They will not be interested in reusing the existing deck material.
 - 2. Stemic submitted a bid for \$31,250.00 to replace all items, excluding the decking, and the board is interested in pursuing this bid.
 - a. The bid is preliminary and a final contract will be submitted and reviewed before submitting the deposit.
 - b. The plan to reuse the existing decking is to have the neighbors remove the boards, and then re-install them at the completion of replacing the structure underneath. Shoreline Lumber has bits/tools to do the job.
 - c. All wooden structure underneath will be replaced (if needed), minus the 3 pilings along the west side / ramp side, which are currently deemed to be in decent condition. They anticipate the pilings to be inserted about 3-4' into the bedrock underneath to secure the structure from becoming buoyant in the event of a major water event. They may need to replace more wood stringers if they find damages during the job, or add more pilings if needed while keeping the same footprint of the dock. The job will take approximately 3 weeks to complete but Stemic will do their best to keep equipment out of the way, so the ramp may still be used. They anticipate the work to be sufficient to last for approximately 15 years.
 - iii. Andrew pointed out that based on the current rate of investments from the neighborhood, of \$50 per house each year, we will need about 10 years of dues collected to fully replace the dock for \$70,000.00. Or have a special assessment of all homeowners for about \$300 each.

1. The board will transfer excess funds at the end of the fiscal year to the contingency fund to help with this deficiency.
 - iv. Maria spoke with Pete and Scott Adams, and they currently work with Stemic, and they are confident in Stemic's abilities to safely and correctly secure the pilings.
 - v. Andrew stated that the bylaws do not allow the board to spend more than \$2500 without neighborhood approval.
 - vi. Maria put up a vote for putting down the requested \$3,000.00 deposit, and final payment be subject to reviewing and approving the contract.
 1. 16 votes for yes, 1 vote for no.
 2. Maria will email out the final contract for review.
 - vii. If the project starts and concludes prior to June, and since the amount of money in the contingency fund is currently less than what the bid is, Maria put up a vote for borrowing from the operating fund to make final payment until the annual dues are collected this summer.
 1. 17 votes for yes, 0 for no.
5. **Open Floor to HOA Members**
- a. No one had any new business.
6. **Adjournment**
- a. Maria made a motion to adjourn the meeting. Andrew seconded the motion. All in favor, meeting was adjourned at 9:54am.