

Island Park Woodland Homeowners Association, Inc.

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Special Boat Ramp Committee Meeting

Saturday January 9th 2023 @9:00am

Island Park Woodland Community Area

Board Members Present: Maria Tunis, Nancy Blakely, Lynn Anklam, John Rees, and Shawn Chamberlain

Board Members Present by speaker phone: None

1. **Establish a Quorum/Call to Order:** A quorum was established, and the meeting was called to order at 9:10am.
2. **Moved to approve bills that we acquired during hurricane Ian:**
 1. Storage bins used in the tennis court for keeping clothing safe from damage: \$1,000. John made a motion to approve Nancy seconded the motion. It was further added that anyone in the community who needed a tote could take one.
 2. Lighting, electric, and wiring at the front entrance came to \$1,554.83 in materials. Chad installed the lighting and still has a little more to go. Maria made a motion to approve payment and John seconded the motion.
 3. Port O Potty's that were delivered during the first few weeks for residents to use came to \$952. Maria made motion to approve payment and John seconded the motion.
3. **Help with cleaning up of downed trees**
 1. Volunteers were asked for cleanup of the trees around the common /playground area that need to be cut up and removed. Everyone agreed that volunteers would be the best way to save money. Those in attendance asked for notice to be able to attend to help.
 2. We may still need to hire a company to remove/grind palm tree stumps at the entryway of the subdivision.
 3. We may be able to use the dumpster from Jim Goepfrich, but we'll have to pay for the dump.
4. **Irrigation at front entrance**
 1. It was discussed that we need to replace a timer at a cost of \$425 first before landscape company can determine what additional repairs need to be done. We will proceed with current landscape company with the timer and get an estimate on potential repairs.
5. **Tennis court donations**
 1. Becky agreed to take the leftover pallets and donate them to remove them from the tennis court area.
 2. John shared that all the left over items in the tennis court went to McGregor Baptist Kids Clothes Closet took about 15 tubs of clothing. FK Your Diet also received donated items, bikes and whatever was left. He also mentioned that anyone who wanted to donate to the Foster Kids program would be great! They are in need of backpacks. You can reach out to John Rees with donations or additional questions.
6. Maria mentioned that before we review the quotes that the Boat Committee has secured, I just want to say, this meeting is about moving forward, not looking back. It is truly unfortunate that our dock didn't

withstand the 150mph winds and 10-12' storm surge from Ian, but it is just that, it didn't and we need to find the best solution for our community going forward.

7. Some have questioned us on why we didn't have insurance on the community dock. I have researched and spoken to HOA insurance agents and it is just not possible, there is no agency that will write a replacement policy or flood policy on a community boat ramp. What I'm being told is dock losses resulting from a flood, wind-driven rain, weight of water, or collapse are all excluded.
8. Jim Weiss asked about a liability issue with the company that rebuilt our dock after Irma. Russ reiterated that our dock previously met all specs and was approved and inspected by Lee County. It would not be worth hiring lawyers because we met all county codes and all requirements were approved. We would be wasting money. Ashley also agreed and also mentioned that an act of God is never covered.
9. **Dock re-build committee – Russ, Justin, and Ashley were present**
 1. Pricing for the dock whether we do decking like before or go with a new seawall would be the same cost at approximately \$115,000. The committee obtained a quote from Florida Structure Group. If we went with the seawall, it does include the backfill.
 2. Ashley is also working on getting a proposal from Honc and Coastal Pylons. She will send Maria the request for them to come and do the estimate. At this point, Honc may come in at \$90,000.
 3. The dock committee is working on getting 3 proposals and anticipating having the proposals in three weeks (may have to move the date by a week if they proposals are not ready). The next meeting date is January 28th. If all proposals are in, the committee will make a recommendation to the board for them to accept the proposal.
 4. Regarding voting on the assessment, John Rees talked about the 2/3rd of the voting members in good standing, that means if there is 51% that vote yes, then it passes, but there is also a quorum needed, which would be 15% of voting members in good standing would need to be at the meeting if we were to do the vote that way. Instead we can send ballots out and when we receive the ballots back that are considered the member to be present at the meeting.
 5. Mark mentioned having the Boat Ramp committee to choose the best bid and then we present that bid with the amount of assessment needed from each household on the ballot.
 6. There was discussion of an assessment being needed; there was concern with some of the neighbors not being able to pay it all upfront. Maria mentioned that there is currently \$18,981.18 in the contingency fund now that is for the dock. Checking account has a balance of \$30,492.69, of which \$5 – 8,000 can be transferred to the contingency fund.
 7. Bill Tudor recommended putting aside all extra activities and using those funds towards HOA maintenance. Ashley also mentioned that there is annual maintenance with a seawall, which we will need to add to the budget.
 8. Nancy asked about the length of the dock and if it needed to be as long as before. Russ mentioned they'd like to extend it another 4-5' towards the bushes. The price to extend it wasn't a big huge difference.
 9. The mission now is to secure our application to get permitting because we are looking at 6 to 12 months for the repairs to actually take place.
 10. Discussion was started about how to keep the dock private and then tabled until the new dock is ready and we will revisit.

Adjournment

Maria made a motion to adjourn the meeting. John seconded the motion. All in favor, the meeting was adjourned at 10:13am.