

Island Park Woodland Homeowners Association, Inc.

16295 S. Tamiami Trail #105

Fort Myers, FL 33908

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Board of Directors Meeting

Saturday February 25th, 2023 @9:00am

Island Park Woodland Community Area

Board Members Present: Maria Tunis, Lyndee Carhart, Andrew Marcus, Nancy Blakely, John Reese, Sean Chamberlain, and Lynn Anklam

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 9:02am.
2. **Approval of Meeting Minutes, and Board Election Meeting Minutes:**
 - a. Motion: A motion was made by Maria to approve the minutes as is. Second motion was made by John. All were in favor.
3. **Board and Committee Reports:**
 - a. President's report – Maria Tunis
 - i. Election is coming up in June and Maria, Lyndee and Lynn are all up for re-election if so desired. The board in general would like to have other volunteers so it's not the same people, and helps make the position feel less obligatory to run again. Remember it's only a 2 year commitment. The ballots will mail out shortly.
 - ii. The front entrance landscape – Looks beat up, and when considering boat ramp repairs, we should also keep in mind the bushes, trees, and other items in need of attention. The landscape lighting is done due to Chad Carhart's efforts. The new landscaping might be around 4,000 to replace and update; Chad will get an estimate and that way it can be voted on in June. The sign looks fine, but will need some extra dirt since most of it washed away in the flood. The central tree is extremely overgrown and Maria agreed to call the landscapers to clean it up.
 - iii. Light for Front Entrance – Sean says FPL is still giving him the run around on the situation. We can put up a light so long as it doesn't light up the main road. If it's through FPL, the nearest home might be responsible for payment of the light – one homeowner on the corner of Park and Island Park was stuck with a 9-11/month bill for the nearest light. Greg Weisburg is willing to donate the new pole for installation, and he's thinking it would be around \$250 to have it augured and installed. The cost of the solar light –Chad said – was around 150, and would be able to provide a tremendous amount of light to the front entrance. Greg, Sean, and Andrew will help put the pole up.

- iv. Playground – The playsafe mulch is in need of replacement, and Chad thinks with two dump trailers it should fill it up. The cost would be around \$1,000. We should do it when the fencing is down and it's easier to dump and spread. Sam Burnett will spray for weeds prior to the mulching. The black fence parts are on backorder and will be a bit of time before we can get them. We will need a meeting to approve spending money on all the repairs for the whole neighborhood.
- v. Sean FEMA is not covering anything for the HOA repairs but we could go after an SBA loan. Might require a special assessment and collateral thought. Conrad Anklam says you might be able to get coverage from your HO insurance. He was covered up to \$1,000 for a special assessment that was due to a natural disaster. Check your own HO policy for details and exclusions.

b. Treasurer report

- i. \$25,387.20 is in checking, and \$18,981.34 is in savings.

4. **Old Business**

a. Boat Dock Committee Report

- i. There has been much difficulty with getting 3 bids due to the other much more lucrative jobs of rebuilding marinas, homes doing 3 or 4 boat lifts at a time, and multi-million dollar homes etc. The Estimate for the sea wall is running roughly 100-115K. The dock repairs cost us 40K; keeping in mind it was not all inclusive bc of the lowered cost for volunteers and recycled material. The full redo could be around 50K but then considering it needs to be drilled into the bedrock and other extensive efforts to secure it. The Army Corps of Engineers (ACOE) is mostly concerned with water flow because of all of the development going on up the river and along Alico. They took all of the forestry and natural filtration systems and covered it up with concrete. Need to get approval by the county and ACOE for where the depth is. The sea wall has to have the water level at the edge of the concrete for us to use the wall. The return of the sea wall will be on the edge of the ramp where the quickcrete bags are. Conrad voiced concern over the sea wall at the quickcrete bags, because it would shorten the usable space by about 8' – or the depth of the old dock. Once engineering is approved, the builder is taking into consideration where the edge will be. Only one contractor around here can offer a 50 year guarantee on the dock install due to a special installation technique called True Line. They will probe and scan the area and engineers will tell them how to build it. Weather backfill or dig out the land. Chad got a quote for 3K for engineering which is separate from the dock quote. If it was EVER deemed a sea wall, we can build on that. If it was originally engineered as a dock, we may have to rethink the sea wall. With engineering, we can use the report for either the dock or the sea wall. The timeline for engineering and permitting is unknown. Regardless of dock or sea wall, we need the engineering done to decide which route we take and how much the final cost will be. Positive note: if the permit gets rejected by the ACOE, there is no need to start over with the permit process, we just need to amend it. Final conclusion: get engineering done and permitting started ASAP. 30% is the required deposit to go under contract with the company, and said a 10-12 month timeline from start to finish. Other companies were anticipating years, not months.
- ii. The Board is in a current dilemma; 3K of engineering plus the 3K for permitting fees are more than the board can approve to move the community forward. We

will need 2 votes then. The Board will need a 30% quorum of the community to move forward but not enough people show up to the meetings as it is. Andrew will reach out to the lawyer and see if we can use the contingency funds for the dock to pay for permitting fees and engineering since that's what the fund was originally started for.

1. Andrew made a motion to use the savings account to cover the 6K if the Attorney said it was a lawful use. Lyndee seconded the motion. All were in favor.
 - iii. For the special assessment, we will need to use it to help cover the cost of the other repairs in the neighborhood that is needed. Frank Losada suggested we plan on a conservative amount of homeowners to pay, and the overages will go to the other areas of repair. We could potentially get a loan for the rest if needed, but not ideal. Everyone agreed that a voluntary assessment participation would be a poor decision. Mutually agreed upon number would be 1K per lot, and would not need the funds for approximately 6 months, so we would have time to collect the money. Someone suggested that the contractor be there at the next meeting for questions and answering, and if they could provide images or a rendering, it might be helpful for those that can't visually picture the finished product.
 - iv. 21 homes are behind in the dues. Those that are selling the homes are sending estoppel letters and we are collecting the funds at that time.
 - v. One homeowner asked if it would be possible to get a floating dock temporarily. Andrew pointed out that the closed dock is due to safety. The floating would encourage use, but right now it's a "Use at your own risk" situation.
 - vi. March 18th will be the new meeting, and we will send the absent voter ballot with proxy to hopefully get a better response – especially since it's spring break.
- 5. New Business**
- a. April 8th will be the Easter Egg Hunt. The husbands of Kelly Losada, Anne Burnett, and Kristine Marcus graciously volunteered their wives to coordinate the hunt.
 - b. June 3rd will be the annual meeting.
- 6. Open to the floor**
- a. One homeowner on Park Rd. suggested moving the "Notice of Meetings" sign closer to the road, or at least putting in a temporary sign on Island Park Road a few days before the meeting. Visibility is difficult if you don't travel into the neighborhood every day.
- 7. Closing**
- a. Motion: A motion was made by Maria to end the meeting. Second motion was made by Andrew. All in favor. Meeting adjourned at 10:04am.