

Island Park Woodland Homeowners Association, Inc.

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Special Assessment Meeting

Saturday March 15th, 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 9:06am.
2. **Committee Report:**
 - a. The board will be collecting \$166,000.00 from the neighborhood; the majority of the funds will be going to the dock area. However, there are a number of trees that need to be salvaged, bushes and plantings that need to be replaced, repairs to the playground and fencing, possibly tennis courts.
 - b. Russ — General overview: The committee looked into replacing the dock the way it was with several contractors, as well as a sea wall that could survive another event. Both came out to about the same pricing at roughly \$115,000.00. They are starting the process now doing the engineering with the sea wall that has to be approved by the county. If we can't do the sea wall because of the county the engineering isn't lost and we can use the findings to do the dock. The plan with the sea wall is to have the vinyl paneling sides, pilings, bumpers, and an oversized concrete cap with cleats going on top. As long as we don't restrict the water flow, the Army Corps of Engineers (ACOE) shouldn't have any issues. If the water level/depth is at the same level or deeper, we should be OK for approval. Engineering is in the process, and cost was around 2600. The plan is to move the riprap under the wall with a concrete cap; it will actually improve the water flow — along with helping keep the boats from getting damaged.
 - c. There were concerns that the old dock was not built right, and there was a desire to pursue legal action. Other owners had disagreed because it was an act of God and would not stand up in a court. We would then be responsible for a lot of legal fees instead. The old dock was uplifted due to a number of factors; including the amount of surface area, the buoyancy from the materials as well as the heavy water flow and the sheer quantity of water. Unfortunately the dock was not insured by the HOA, because of the cost as well as the restrictions on the coverage.
 - d. The committee as well as the company are changing the shape a little bit by making the corner a radius which will be easier on the boats. Are there repairs to the concrete ramp included? The company is anticipating to move the slabs back into place, and prep and remove the rip rap. Florida Structural Group is the company the committee is looking to contract for the job. The old company previously sank pilings into the rock, and the job

passed Lee County permitting so there was nothing really wrong with the job. If we could sue we would. This new company (Florida Structural Group - FSG) has better equipment and a proprietary installation that others don't have access to. They can core drill down and use epoxy stainless steel rods to support it and hold the structure. Keep in mind some insurance companies are covering the cost of the assessment, so check with your individual policies. The potential lift on the pilings is minimal in comparison to the large surface area of the dock. If the ACOE and the permitting came back and we HAVE to do the dock again, we would sink the pilings deeper and the proprietary product will be the best option.

- e. Renderings from the FSG are available to send out; the committee will send to Maria to send out. The committee did try for multiple bids but there were so many docks and seawalls were destroyed that other companies were not willing to bid let alone return calls. One homeowner brought up the rule "if you didn't have a dock prior you can't build a new one", and how that would affect us with building a sea wall. Would it pigeonhole us if we were to want to build a dock down the road. But that "rule" was changed and no longer applicable.
- f. FSG needs a deposit prior to getting started, thinking about 30%, but will want to check. They are anticipating 6-10 months for the timeline; thus the whole reason to get it going ASAP. The board is willing to work with owners who have a financial hardship so if one cannot pay the assessment now, please reach out to a member for how we can help. There was an owner who wanted to put it off for a few months. Andrew stated the board has an obligation to fix the areas in need of repair, and putting it off until everyone was ready would be hurting the property values of all homes. Contingency fund has just under 20K, and the 166K will be used for the boat ramp, front entrance and other necessary foliage, playground repairs — including the fencing, and if there are any repairs to the tennis courts. 115K is the initial estimate from the FSG to do the job. However, given most construction jobs we might end up up to 125K including any change orders, and there is cushion in the anticipated funds to account for that. Everyone in the neighborhood is under a financial burden, and the Board will work with those that ask for payment terms. If we vote for the \$1000 today, we asked for 30 days to pay. It would be preferential to pay first rather than breaking things up so the board is not chasing payments down.
- g. The issue of the visualizing the entrance sign to the people on Park road know when meetings are, was brought up again this time. John Reese built a sign that was double sided on the corner of island park and park to help those homeowners down there get the information but it was thrown away.
- h. Keep in mind some insurance companies are covering the assessment payment. However, they will need a copy of meeting minutes as well as an invoice from the board. Some policies are not subject to a deductible, but will be a generally covered loss. One owner was quoted 3 dollars a month for coverage on the special assessment but if you make a claim, that will raise rates from then on. Every home in the neighborhood is required to pay the assessment, investors or builders or just regular owners. There is no legal basis to put a higher assessment on a new Homeowner. There were funds that are included in the assessment to cover the repairs on the front entrance and playground. There was a concern that the funds will be misused by paying more for the front entrance and playground then there won't be enough to cover the dock. The board may do the front entrance first, but the funds won't be overspent for what was budgeted. The board voted, and was in favor of using the contingency funds last meeting to start the process on the engineering and permitting. Andrew consulted the lawyer and since

we legally could that was already started. The assessment is for the general repairs of the community; once that is complete, IF we have extras after those are done, the board will address how it will be used for the community or figure out a way to get it back to the Homeowners. For those that aren't boaters, the value it adds to the home is still higher with those amenities than without.

- i. The footprint will be very similar to where the dock was, so it will be boat friendly. The sea wall cap will be oversized to walk on. Wall is really meant for land retention, but finished to be for boat use. Excavating the rock was discussed as part of the project when walking it with the contractors. We will need to get it into the quote to make sure.
- j. Investors coming in can rent it but it is a 3 month minimum rental
- k. Final vote: 86 votes were cast; 79 were in favor, 7 were against. So since we have the 2/3 of voters needed to have a quorum, the vote was passed
- l. If you have a hardship, PLEASE reach out to the board. We will generate an invoice for you to submit, so if you are able to pay now, we encourage it so we know how much money we are getting, and when

3. Closing

- a. Motion: A motion was made by Lyndee to end the meeting. Second motion was made by Lynn. All in favor. Meeting adjourned at 9:55am.