

Minutes-Board Meeting

Zoom and In-Person August 27, 2025, 6 pm

Call to Order: Terry Brannan, President, called the meeting to order at 6:01 pm.

Quorum: A quorum of the Board was present with Terry Brannan, Debra Klink, Katherine Gherlarducci, Melanie Drinkwater and Jane DePasquale.

Residents present included: Marlene Hilker-Boyce, Alesha Brewer, Chris Jordan, Linda Stuart, Michelle Hart and Walter Bailey.

Residents via Zoom: Ivan and Lisa Stone, Susan Cook and Kelly Bailey.

Per a new FL law, all meetings are recorded

Pool remodel cost was \$37,786.10 which included the lights it needed and is now up to code.

Reserve study was done at a cost of \$4,500.00. There is a binder in the office if anyone wants to look at the reserve study. They had recommended that 30% of our budget be set aside for reserves; we are at 18%, which they consider weak.

They also estimated a new parking lot, which has only been spot repaired since 1990, would cost \$463,500.00 to replace by 2037, which would be another special assessment for IPCA. Our 137 parking spaces can be grandfathered in as long as we don't tear up the existing blacktop, so Kelly Bailey offered to head up a committee to research paving companies and costs.

Board gave approval to Terry Brannan to get a price on re-strapping the trash containers at the pool.

The Board has committed to new stone for the Association in December, after the hurricane season has ended for this year. River rock #2 is less likely to be thrown around by landscapers. There will be a barrier for the rocks. There is a rubber one with a rounded top and a lip at the bottom. The rounded top makes it easier for weed whacking and the lip at the bottom helps keep the rocks in. The type and color of rocks will be discussed at the next Board meeting, but it was discussed that if we go with what we have and just fill in where needed, it will cut down on the costs.

Terry Brannan was given approval to get the palm trees trimmed. Alesha Brewer indicated that the pine tree between her unit and the dumpster is dying and creating a mess and possibly damaging cars parked there. The Board will investigate the cost of removing this tree.

If there is a hurricane, the barrier around the dumpsters will likely come down. It was discussed using offset boards with 2 x 4's or possibly a chain link fence, although a chain link fence is going to be expensive. A decision on what to use can be decided at the next Board meeting.

Melanie Drinkwater brought up the issue of the parking tag system in place is not working and not efficient. A new parking tag system (open to suggestions) for owners and renters/guests will be put in place by the beginning of the year. A decision will need to be made by the next Board meeting.

It was suggested that a parking fee for other than owner deeded parking spaces would help cut down the costs of the parking lot special assessment in the future. The consensus at the meeting was a no to that suggestion.

The Website is up and running. If you do not receive access within 24 hours, please message Katherine Gherlarducci. There is also a way to link your calendar to the IPCA calendar if anyone is interested in doing that. The Website cost \$1050.00 to set up and there is a recurring \$25.00 monthly maintenance fee.

QuickBooks moved to Enterprise, so we went \$532.00 over budget on updating our old, outdated QuickBooks, but have come in under budget in other areas. The new computer was only over budget by \$87.00

Open Discussion:

There are a few unfamiliar faces around the complex and residents are wondering if these new faces belong here or are simply using the facilities. Melanie Drinkwater can send out a welcome to IPCA email to owners and residents with owner's permission. No e-mail can be sent without permission, especially concerning renters.

There was discussion about safety in the pool area and having access in and out of the pool area in case of emergency. Katherine Gherlarducci found phones that if you lift the receiver, they will automatically dial 911. The Board will investigate this and where it should be installed. There was also concern about safety in the gym room and being able to use the phone and have easy access to the pool and the gym. As there is a monthly fee for this phone service, 2 phones would be costly. There was also concern about children picking up the receiver. All of this will be addressed before installing an emergency phone.

A resident requested a new grill. Kelly Bailey offered to price out stainless steel grills that will last longer outdoors than regular grills do.

Adjournment: Terry Brannan made a motion to adjourn the meeting at 7:27 p.m. Debra Klink seconded the motion.