

# **Island Pointe Marina Condominium Association General Meeting Minutes December 14, 2013**

## **Call To Order** at 9:15 AM

- Board Members Present: Doug Kopp, President, Daniel Reyer; Treasurer, Carl Meyer and Mike Marinello
- Also present: 8 Association members

## **Induction of New Board Members**

- New Members to the Board: Mike Marinello and Sue Mason
- Clarified the number of slip owners compared to home/slip owners represented on the Board

## **Open Discussion**

- Greg Powell raised a concern that in the last 11 years the boards have been well supported. Feeling that now there is not the level of transparency that is necessary for the association. Concern that it is not being run by census. He feels that there needs to be more information like meeting notes, and more information related to expenses.
- Chris Marske; Expressed two concerns- 1.with the charge that is transmitted to a new owner and expected at the closing, he was not aware of the charge and found out at the last minute when he was closing on one of the properties. 2. Concerned about the new road assessment. He does not feel that it is necessary. He submitted a chart of the expense which compared the percentage increase based on current level of annual dues
- Reyer; the fee for the road is levied in accordance with the By-Laws. He read the appropriate section of the By-Laws
- Marske; why is there a special road assessment and not taken from the dues. Chris believes that we have the funds available to pay for the roads.
- Reyer- response that the cost will at least double in the future of 15 years out. At current levels we have 51,430 with the assessment over the next ten years there will be the necessary funds available to repair the road. He stated that there will be other big expenses like replacing the gate which will deplete the reserve fund.
- Meyer - stated that realtors should get a letter from the board that states the member was in good standing and what the transmittal fee should be and then there will be no issues at closing. He also stated that the cost to slip owners is getting higher and services like the cable TV are being lost. He feels that everything done by the Board should be what is good for the community and that the owners should have more voice.
- Kopp stated that we can tweak the assessments to make them more fair for slip owners.

- Marske suggested opening another account to manage the different project funds.
- Reyer stated Gardner Management is going to open a new account for the road reserve and have a financial manager for investments for contingency funds
- Mayer- concerned that the board paid for the road but did not pay for the dredging of the slips and he had to move his boat and cost money out of pocket.
- Reyer feels that the By-Laws need to be changed to allow for special assessments to be established.
- Marske doesn't think that we need a change
- Board Member-set up a percentage adjustment
- Powell stated the dollar amount is incorrect for the repairs and that there is no problem currently with the road and it could be possibly 20-30 years until it needs to be repaired. He understands the slip issue. He feels that an incrementally annual increase would be fair and adjusted to keep up with inflation. He doesn't believe in setting up reserves specifically for each item, we should be able to manage the general reserve, as it is needed. The By-Laws say the Board can raise the assessments for replacement of common areas. Not for special assessments.
- Reyer stated the By-Laws say special assessments, Kopp asked if we could set up possibly a special percentage
- Marske said the numbers related to the special assessment were too high
- Powell stated the \$174,000 is too high. There is \$50,000 in there now with proper management the fund will grow naturally.
- Kopp- there is \$51,000 in now and in 10 years \$167,000 and that by then the gate has to be done. Sprinkler system needs \$54,000. Electrical systems are a problem and are costing 3 or 4 thousand a year to repair.
- Meyer does not think we need a reserve for the road because it is so well maintained.
- Marske thinks we will need to paint the slips (steel parts) this will be a necessary expense
- Kopp stated that Gardner Management said we should have the road reserve.
- Powell feels the board has managed the community in the past extremely well, and he has used it as a sales tool. Thinks we should be well funded as time goes on but this is the wrong way to do it. He believes we need input from the members on major expenses. Because this is a retirement community the cost will be a burden so it needs to be incremental.
- Kopp if we have an increase for the reserve we should let members know through a news letter or the web site that says we feel we need to assess an increase over time
- Powell - this way we will get more home owner involved
- Kopp suggested that the \$17,600 could be raised in another way and possibly a percentage that the membership needs to pay for the fund.
- Meyer proposed a motion to abolish the fund for the road and to ask for an increased monthly fee of 5 dollars per slip and 10 dollars for the home owners to

reach the sum of 14,280. In this way it is payable by month. It could be adjusted over time. Kopp seconded the motion. Motion carried by the board.

- Powell.- Gardner Management has a monthly or annual draw. we will check out the possibility of payment types.

(The increase will be earmarked out to repairs)

- Rever- suggested we could use Go Daddy to host our web site and we could save money over time.
- Marske suggested sending out an email that we need help with a variety of committees.

### Recommended Committees

1. Grounds/Landscape
2. Association Maintenance
3. Communication and By-Laws/Rules
4. Pool/Clubhouse
5. Boat Slip and Dredge

### Treasurer Report and 2014 Budget

Powell- where is the water bill for lawn

Rever- water and electric bill were inverted

Kopp asked if there were any more questions on the budget-

### Maintenance Report

- Harry Lenardson
1. Pool Ladders were all put away
  2. Tile installation in the laundry room and hallway was set up and scheduled
  3. Everything put away for the winter
- Reyer- we need to set up a survey for the Gate-
  - The question will be to either service or replace the gate . Harry stated that we should share the cost with everyone and get their response-
  - Meyer Lets act on the gate and then go on to something else there has been to much time spent on talking about the repair- do it right and then go to the next project.
  - Kopp survey will be sent to owners on the gate
  - Powell believes the committees need time lines for work to be completed.
  - Lenardsen we need to go through our rules and regulations

### Dredging Report

- Rever and Lenardsen have met with the dredgers. Some posts will be replaced and dredging will be spring 2014.

They have our permits and survey and we will have to wait until February or March to schedule with the contractor so we get it done this year. The goal is to get the slips level.

- Powell wants to survey the owners and see if they want their slips dredged. They may not because they don't have a big boat. This would cut down on the cost.
- Rever asked Powell about the future of the Paddle Park planned across the Morrison Channel. He stated that it may still be developed which would be good for the association to maintain the view across the channel. Dingy docks may possibly be developed by the City of St. Joe

### **Conclusion**

- We need to be going to City commissions meeting to present problem with Anchors Way - need property developed to improve drainage
- Board needs to ask Gardner Management for new member list - updated
- Check on rentals who is registered with the city and who is not.
- Private access to members with the web site-rentals
- Member meetings notice has to be out ten days prior
- consider skype or tele conference
- The Board will try to get the minutes out in a more timely manner.
- When sending out emails the Board should ask for a receipt on each email to see who is reading the information.

**Adjourn** at 10:50

**Annual Meeting on January 11, 2014 at 10:00 am**

Respectfully submitted  
Mike Marinello