

Isola Bella Estates Homeowners Association, Inc.
MINUTES OF BOARD OF DIRECTORS MEETING
February 12, 2018-6:30pm-Clubhouse

MINUTES

Call to Order: Murray Pearlman, BOD President, called the meeting to order at 6:35pm.

Establishment of a Quorum: Murray Pearlman, President, Jacki Katz, Vice President, Nancy Cannon, Treasurer, Bill Wagenmann, Director, were present. Rich Lanning, Secretary, via phone. Rick Nelson, Campbell Property Management, was also present.

1) NEW BUSINESS:

- **Pumps, Clocks, and Irrigation:** Discussion of the community pumps, clocks, and irrigation systems. *Action: Total Irrigation will be evaluating the pumps ASAP.*
Discussion of Irrigation contract and possible termination of Protek Irrigation.
- **Violations:** The community was notified by mail on January 12, 2018, of re-establishing violation polices and procedures. *Action: Violation notices will be sent out in the near future.*
- **Delinquent HOA Accounts:** 2 owners are delinquent more than 90 days, with fees greater than \$2,000. Other accounts are in foreclosure/bankruptcy. *Action: Owners will be notified that failure to bring their account current will result in loss of privileges as of 3/1/18.*
- **9734 Via Amati (Association Owned Property) Update:** The bank has scheduled an on-line auction for February 28, 2018. *Action: It will need to be determined whether title insurance was purchased/covered when the property was acquired.*
- **Landscaping Corner of 441 & Hypoluxo:** Jacki Katz presented a proposal for \$2,495 from Protek Landscaping for discussion/approval. *Action: Rich Lanning made a motion to approve, Nancy Cannon seconded, all in favor, proposal approved.*
- **ARC (Architectural Review Committee):** The present make-up of the Committee is: Jacki Katz, Bill Wagenmann, and Laura Pearlman. *Action: Committee is reviewing current ARC applications and working on updates to current requirements.*
- **Website:** Discussion in regards to establishing an Isola Bella HOA website. *Action: Several members of the BOD will conduct research on available options.*
- **BOD Responsibilities:** Discussion on which board members will be the lead contact in these areas:
Landscaping-Jacki Katz
Financials-Nancy Cannon
Violations-Murray Pearlman
Clubhouse-Murray Pearlman, Jacki Katz
Pool/Fountain Area- Nancy Cannon
Guardhouse/Gates-Rich Lanning
Security/Grounds/Recreational Areas-Bill Wagenmann
- **Clubhouse:** Discussion of residential rentals of the clubhouse. *Action: All clubhouse rentals are on hold while the bathrooms undergo repairs and the Board reviews current rental policies & procedures.*
- **Treasurer's Report-**The Association is in good standing.

- **Property Manager Report:**
Sidewalk Repairs/Playground Sand-Discussion on sidewalk trip hazards throughout the community as well as the need for more sand in the playground area, per insurance requirements. *Action: Approval of proposal to repair sidewalks/trip hazards throughout the community.*
Update on Clubhouse Repairs-*Action: a mold company will be onsite this week to evaluate as well as potential contractors.*

2) OLD BUSINESS:

- **Engineer:** Previously, the BOD contracted with the engineering firm TYEC Thompson & Youngroff. At this time, the BOD feels their services are not necessary and the firm will be contacted to return the \$1,250 deposit.
- **Holiday Lights:** The lighting company was contacted and removal has been scheduled. There will be no additional charge for removal.
- **Lucy's Cleaning Service:** The company has been notified of termination of their service contract as of February 23, 2018. Isola Bella Maintenance will take over this service.

3) MEETING ADJOURNED: 8:26p.m.