

# Isola Bella Estates Homeowners Association, Inc.

## Board of Directors Meeting

February 21, 2019

### Minutes

#### Present were:

Murray Pearlman, President  
Lisa Silva, Vice President  
Nancy Cannon, Treasurer  
Michael Tomczak - Secretary  
Richard Lanning, -Director via telephone logged in 7:45 pm

#### Also Present:

Tina Austin, LCAM

#### Absent were:

None

The meeting was called to order by Mr. Pearlman at 6:30 p.m. a quorum of the board was established.

A **motion** to approve the Board of Directors minutes dated January 24, 2019 was made by Mr. Pearlman with a second offered by Mrs. Cannon, all in favor and the motion passed unanimously.

A **motion** to approve the Organizational Meeting minutes dated January 24, 2019 was made by Mr. Pearlman with a second offered by Mrs. Cannon, all in favor and the motion passed unanimously.

A **motion** to move \$10,000.00 from the BB&T Escrow account to the BB&T Operating Account so that the balance sheet and escrow detail spreadsheet match being sure that spreadsheet is noted was made by Mrs. Cannon, with a second offered by Mr. Pearlman all in favor and the motion passed unanimously.

A **motion** was made to approve the proposal submitted by Miner dated February 6, 2019 to replace nineteen (19) damaged cameras and POE Switch in the amount of \$10,730.59 along with Options as recommended on proposal for grounding rods at each camera post in the courts/amenities in the amount of \$1,563.80 and the installation of Ethernet surge protection for the eight (8) cameras at the courts/amenities area in the amount of \$770.40 was made by Mr. Pearlman with a second offered by Mr. Tomczak, all in favor and the motion passed unanimously. Manager to confirm warranty on cameras is for three (3) years and other equipment is under warranty for one (1) year.

A **motion** to approve Sound and Video to move forward with the installation of new conduit and to pull camera wires through the same separating these wires from running inside the same posts as the high voltage wires at the courts/amenities, conduit to be attached to the current posts and painted to match, work to be completed at no charge to the community was made by Mr. Pearlman with a second offered by Mr. Tomczak, all in favor and the motion passed unanimously.

A **motion** to proposal as submitted by Protek Nurseries to install chocolate mulch at all community small parks in the amount of \$1,021.25 was made by Mrs. Cannon with a second offered by Mr. Tomczak, all in favor and the motion passed unanimously.

A **motion** to post all approved minutes to the community website was made by Mr. Pearlman with a second offered by Mrs. Cannon all in favor and the motion passed unanimously.



A **motion** to move forward with a \$400.00 per home Special Assessment mailing to the community related the gym remodel was made by Mr. Pearlman with a second offered by Mrs. Silva after discussion the motion passed with 3 votes in favor and 2 against.

A **motion** was made by Mr. Tomczak to move forward with the installation of the new flooring for the gym, as second was offered by Mr. Pearlman, after discussion the motion was tabled.

### **Committee Reports:**

- **Social Committee**
  - Mrs. Laura Pearlman is the head of committee, there are 2 other homeowners on the committee. At this time there is nothing further to report.
  
- **Landscape Committee**
  - Mr. Rolando Silva is the head of the committee, there are 3 other homeowners on the committee.
  - Mrs. Lisa Silva in Mr. Silva's absence reported first meeting was scheduled for February 18<sup>th</sup> but had to be cancelled. Mr. Silva did review proposals sent to him my management to review and his recommendations were discussed at the meeting.
  - Mr. Silva will advise management when the next meeting has been scheduled.
  
- **Website Committee**
  - Mrs. Laura Pearlman is the head of this committee. It was reported that there are currently 19 homeowners registered through the website.
  - 26 homeowners have viewed the chatter tool.
  - 1 homeowner posted a message through the chatter option.
  - 15 documents are uploaded on the site.
  
- **ARC Committee**
  - Mrs. Lisa Silva reported that the committee met on 2/4/19 to review the application process, guidelines were sent to the management company to assist in processing applications more efficiently. The committee reviewed the requirement that inspections be completed by Caulfield and Wheeler before and after any major projects (pool, additions etc.) and felt that the inspections were not necessary and should be removed as a requirement. After discussion management was asked to schedule a meeting with Caulfield and Wheeler to determine the purpose of their inspections are after that meeting a final decision will be made in regards to whether these are necessary or not.

### **Discussion/Direction to Management:**

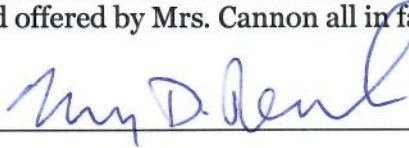
- Manager to contact Palm Beach Pressure Cleaning to discuss issue with employee coming through fence on Via Bernini and to request that the rocks at the monuments be cleaned since this wasn't part of the approved scope of work.
- Management to follow up with Comcast and phone lines and internet for guardhouse.
- Board has agreed to keep 3<sup>rd</sup> phone at guardhouse and guards are to be instructed to answer all homeowner calls coming into guardhouse from the 561-355-0070 phone line.
- Manager to update security post orders related to phone lines.
- Manager to inspect bathhouse at tennis courts for broken roof tiles as reported.
- Manager to request proposal from Protek as it relates to sea grape hedge on community perimeter to keep hedge trimmed to 2 feet in height instead of trimming twice per year.
- Board reviewed request from 9682 and account balance from gate incident. Board agreed homeowner is responsible for balance due. Manager to advise homeowner of the same.

- Management to provide a copy of the private instructor criteria to Mrs. Pearlman to upload to website a copy of the same is to be sent to the community in an EBLAST as well.
- Vendor delivery hours were discussed current rules permit vendor deliveries Monday-Saturday between 8 am and 8 pm. Revisions were made to current rule to allow all deliveries on Sunday. Contractor hours will remain the same Monday-Saturday between 8 am and 8 pm no vendor permitted in community on Sunday with the exception of emergency repairs. Revised rules are to be posted on the website and an Eblast will be sent to the community.
- The next Board of Directors meetings is scheduled for Thursday, March 28, 2019 at 6:30 p.m.
- CEC meetings is scheduled for Thursday, March 28, 2019 at 6:00 p.m.

**Adjournment:**

With no further business to come before the Board, a motion to adjourn was made by Mr. Pearlman, second offered by Mrs. Cannon all in favor. The meeting adjourned at 8:36 p.m.

Accepted by: \_\_\_\_\_



Date \_\_\_\_\_

4/1/2019