

Islandia I Board Annual Budget Meeting 12-17-2007 12-3-2007 (Draft)

Attending: Tom Gilson, Mick Mullen, Roy Montana (Phone), Dave Bigler, and Jack Neville (Phone).

The Budget meeting was called to order by President Tom Gilson at 7:30 PM.

The certification of mailing the notice to the owners and notice to the directors was confirmed by Mick Mullen. The reading of the prior minutes was waived.

Tom Gilson began the meeting indicating the total budget compared to the prior year was up a modest amount of \$40,000. Tom noted that a large number of accounts are budgeted for the same funding for 2008 as they were in 2007. The condominium insurance premiums also remained the same year to year. The EDU (waste water) did increase by \$22,750 which was the result of St. Lucie County adjusting the South Hutchinson Island area to the same rate as elsewhere in the county. The Islandia East allocation was up \$19,340 which was the result of not having a comparable amount of money to allocate from reserves in 2008 that was allocated in 2007. In 2007 \$25,000 from the hurricane reserve was used to reduce the charge to each building.

Tom discussed the reserve funding in greater detail. Overall the funding remained the same at \$74,000, however two accounts need special attention. These accounts are concrete restoration for both the east and west sides of the building (the amount of \$64,000 was reallocated from prior funds). A similar reallocation of prior funds was done to provide \$48,000 for the elevators which will be the initial funding for the conversion to electronics. In both of these areas the board anticipates evaluating the timing and cost in 2008 to determine the proper funding each year hereafter.

A number of questions were raised from the floor:

- After describing the plan to modify the condo documents, the question was asked if the elimination of the reference to the roof top decks was necessary.

It was explained that it was unlikely that the county would approve of rebuilding the decks and our attorney advised us that the cost would be borne by the 20th floor owners. As a consequence we believe that they are not feasible and reference to them should be removed from the documents. Virtually all 20th floor owners now agree with this.

- It was stated from the floor that the 100 percent vote to modify the maintenance ratios would be difficult to get.

The board explained that it realized this would be difficult to attain. However, the board plans to directly solicit any owner voting “no” to reconsider since the cost to owners on other floors is only \$4.00 per year.

- The problem with the flooding of the parking lot was raised.

Mick Mullen explained the current pump is not able to keep up with heavy rains fast enough. He is considering a 2 hp pump to double the capacity.

- The change to equal maintenance payments for each quarter was explained, using reserve money for one quarter to fund the temporary shortfall for the insurance premium which is due July 1, 2008.

- A question asked whether we are required to install sprinklers.

It was explained that the fire marshall and our attorney have advised us that we are not required to have sprinklers as long as we do not rent units for less than 3 months.

The acceptance of the budget as presented was moved by Dave Bigler and seconded by Jack Neville and passed unanimously.

Submitted by:

Bert E. McConnell
Secretary/Treasurer, Islandia I Board of Directors

Islandia I Board of Directors Contact Information:

Tom Gilson	772-229-1204	gilson1942@bellsouth.net
Jack Neville	772-229-9599	smr60@comcast.net
Bert McConnell	772-229-5788	golphinut@comcast.net
Roy Montana	772-229-5544	mamawello@adelphia.net
Dave Bigler	772-229-3558	dabigler@bellsouth.net