

Inverness Village Condominium Association

Board of Directors meeting at the Clubhouse

2400 Forest Drive, Inverness, FL 34453

June 17, 2025

Meeting was called to order by Geri Morace at 6:00 PM. The meeting was aired on Zoom.

Quorum of 4 board members in attendance:

Geri Morace President John Loomis Member at Large

Jim Marzullo Treasurer Kathy Boyer Secretary

Proof of Notice was posted on Friday, June 13, 2025.

Approval of May 2025 minutes - motion to accept by Jim, second by John. All in favor.

Adopt the Agenda- motion to accept by Jim, second by Geri. All in favor.

Treasurer's report by Jim: The Jan - May profit, loss, and balance sheets were reviewed. We had a budget surplus of \$21,448.57 for the first five months of the year. Jim reviewed the reserve fund balances. He reminded residents that a vote on changing the accounting method for the mandatory reserve funds would be in the near future. Roof replacement and special projects like painting the rear of the buildings and replacing handrails would require additional funding if reserve funding is not pooled. Motion to accept by John, second by Kathy. All in favor.

President's report by Geri: Our lawn service provider Fabrizio applied weed and feed on May 27th. They are performing weekly mowing, trimming, weed wacking, and blowing every Tuesday until September. A new stabilizer was purchased for our extension ladder. The dumpster enclosures are in the process of being restained with additional stain needed to complete the project. The clubhouse roof was cleaned and inspected by the maintenance crew. Geri thanked Kelly Kovac and Dawn Flanders for their landscaping around the mailbox and front entrance. There was an AC issue in an empty unit that did not have a working key for emergency access. The rooftop unit was disconnected at the breaker to stop the noise. Multiple calls, texts and e-mails were sent to the owner with no response. A note was left on the door alerting that the AC unit was shut off. See the attached President's report. Motion to accept by Kathy, second by Jim. All in favor.

Committee reports:

Maintenance Committee- The maintenance report was folded into the President's report.

Social Committee- May Pot Luck had 53 residents and guests attending. Lucy thanked those who provided extra hands to make this a success. The next Pot Luck is scheduled for July 4th, at 1 PM, with grilled hot dogs and hamburgers. Bingo to immediately follow at 3 PM. Please RSVP so the committee can plan food accordingly. There was no Pot Luck scheduled in June.

Welcoming Committee- 7 units remain active for sale, 4 upstairs and 3 downstairs. The market is slow now with pricing between \$70,000-\$119,900. There are 13 rental units with owners biding time till the market picks up.

Grounds Committee- Bob Lanier updated us on the tree replanting. The committee walked the grounds with Steve Davis from the county extension service. They narrowed down the tree species to Live and Cathedral Oaks. They have enough budget. Trees will be planted across from building 2 in front of the overflow parking lot, in front of dumpster 10, behind the clubhouse open area, and next to the office.

Pool Committee- Fern Loomis discussed no new issues concerning the pool. She reminded residents that guests must be accompanied in the pool area as they don't know our rules. The acid wash continues to keep the pool surface clean. It was decided that replacing the perimeter tiles could wait till winter since the pool would have to be closed for a couple of days.

Old Business- No old business.

New Business- The resurfacing of the laundry room floors with an epoxy flake system was discussed. A company called Level Up has submitted an estimate of \$300.00 a room. This includes removal of the washer/dryers and reinstallation upon completion. Residents asked about durability and slip resistance. Money for the project will come from the laundry fund and not the budget. Installation will be building by building with down time for the use of the laundry rooms limited to 24 - 48 hrs. Repair estimates were also discussed for the pool room tanks and piping. There appears to be a leak that is preventing the filter from optimal operation. Estimates range from \$1500.00 to \$2500.00. Discussion followed with a decision to ask for more detailed information on the estimates. The board addressed the ongoing rental request for unit 219. The owners and their daughter were present at the meeting. The board, after legal advice from their condo attorney, denied their request to rent the unit. This decision was based on the rental period starting less than one year from the beginning of the last rental. It is clearly stated in our rules and regulations that a unit can be rented once a year starting from the first date of the last lease. The owners had been given a copy of the rules and signed that they understood and read them at their screening meeting prior to their closing. Residents present supported this decision.

Residents were given the opportunity to ask questions. The Meeting adjourned at 7:10 PM. Motion to accept by Kathy, second by Geri. All in favor. Next meeting July 15, 2025.