

Island Club Condominium Owners Association Inc.

Annual Owners Meeting

February 21, 2026

Call To Order

Rich Jender called the meeting to order at 9:00 AM. The meeting place was Remax Paradise in Orange Beach AL.

Establishment of Quorum

There was a quorum with three (3) unit owners represented in person. Rich Jender (Linda Jender), Fabienne Mortier, and Bryant Mock were present. Peggy Pugh represented Pugh's Bookkeeping Services/Customize Condo Services.

Approval of Minutes

Bryant Mock motioned to approve the 2025 annual meeting minutes as presented. Fabienne Mortier seconded the motion, and the motion passed unanimously.

Financial Review

Peggy Pugh with Pugh's Bookkeeping Services presented the balance sheet and profit and loss statement as of December 31, 2025, and asked if anyone had questions. Discussion proceeded. Bryant Mock motioned to approve financials and Fabienne Mortier seconded. All were in favor and the motion passed unanimously.

Peggy Pugh presented the 2026 budget. Bryant Mock motioned to approve the 2026 budget and Rich Jender seconded. All were in favor and the motion carried.

Peggy Pugh presented the IRS Resolution 70-604. Rich Jender motioned to approve the resolution and Bryant Mock seconded. All were in favor and the motion passed.

Topics of Discussion

- A. Discontinue coupon books for next year. This was voted and approved.
- B. Topics discussed included water pressure and building repairs.
- C. Island Club Board has a need for the survey and/or original blueprints.
- D. Insurance renewal was discussed, and Rich Jender told all the deductible which was 10% is now 3%.
- E. Special Insurance Assessment is 1534.00 for each unit.
- F. New mailbox system installation, replacement of gravel area with concrete, tree removal between frontage of 318 & 328 was discussed. Bryant Mock to work in these areas to get approvals.
- G. Each trash can will be numbered. Peggy Pugh to get the 3-inch numbers from Ace Hardware so we have uniformity.
- H. Moving the reserve account to Edward Jones for a CD and money market account to bring better interest was motioned and approved.

Election of Officers

Rich Jender asked for volunteers for the Board. Albert Charpentier would like to volunteer for the Board.

New Board for 2026: Bryant Mock, President

Rich Jender, Vice-President

Albert Charpentier, Secretary/Treasurer.

Adjournment

Meeting adjourned at 10:21AM by Rich Jender and seconded by Bryant Mock. Motion was approved.

Signature_____Date_____