



Lisa Joaquin <lisafoquin1221@gmail.com>

Re: Islander Historical Preservation

Christie S. Jones <largo1aw@aol.com>

Tue, Aug 19, 2025 at 3:04 PM

To: Lisa Joaquin <lisafoquin1221@gmail.com>

Cc: Ray Stearns <rste4040@aol.com>, Rick Dethloff <rcdethloff@aol.com>, Short Doris <dorisshort806@gmail.com>, Eleanor Wolfe <theislandernrbfl@gmail.com>, "kyra.lucas@dos.myflorida.com" <kyra.lucas@dos.myflorida.com>

As you know, I represent The Islander Condominium Association, Inc., the Florida corporation not for profit created pursuant to Chapters 617, 718 and 721, Florida Statutes, to operate, manage and maintain The Islander, a Condominium, located at [17006 Gulf Boulevard, North Redington Beach, Florida 33708](#).

Based upon the following, you are hereby notified that you, as a Unit Week Owner, do not have the authority to prepare, execute, or submit The National Register of Historic Places Preliminary Site Information Questionnaire either individually or on behalf of The Islander Condominium Association, Inc., nor to communicate with Dr. Kyra Lucas, the supervisor of the Florida Department of State, Bureau of Historic Preservation, or any other person or entity in any manner whatsoever regarding this matter.

Pursuant to Section 718.111(1)(c), Florida Statutes, a unit owner does not have any authority to act for the association by reason of being a unit owner. (Emphasis supplied.)

Section 718.111(1)(a), Florida Statutes, states that the operation of the condominium shall be by the association. (Emphasis supplied.)

Pursuant to Section 617.0761(3), Florida Statutes, corporation members have no voting or other rights except as provided in the articles of incorporation or bylaws. (Emphasis supplied.)

As required by Section 617.0801, Florida Statutes, all corporate powers must be exercised by or under the authority of, and the affairs of the corporation managed under the direction of, its board of directors, subject to any limitation set forth in the articles of incorporation. (Emphasis supplied.)

In accordance with Section 718.112(1)(a), Florida Statutes, the operation of the association shall be governed by the articles of incorporation if the association is incorporated, and the bylaws of the association

As provided in Article VIII of the Articles of Incorporation, the business of the corporation shall be conducted by a Board of Directors (Emphasis supplied.)

Section 6 of Article III of the Bylaws of the Association provides in pertinent part that the Board of Directors shall have the powers and duties necessary or desirable for the proper administration of the affairs of the Association and may do all acts and things appropriate thereto not excluded from the authority of the Board of Directors by the Declaration, the Articles, the Condominium Act of the By-Laws. (Emphasis supplied.)

Finally, please note that Phil Morell is no longer a member of the Board of Directors of The Islander Condominium Association, Inc. His resignation was sent to the Association via email on or about May 30, 2025, and was accepted at a duly called and noticed meeting of the Board of Directors at which a quorum was present on June 20, 2025.

<https://mail.google.com/mail/u/0/?ik=566345aecf&view=pt&search=all&permmsgid=msg-f:1840911798811228428&simpl=msg-f:1840911798811228428>

Christie S. Jones
Christie S. Jones, P.A.
[9700 Starkey Road, Unit 212](#)
[Seminole, Florida 33777-2286](#)
Telephone: 727-433-9669