

Island Point, Inc. N0.1, A Condominium

c/o Ameri-Tech Community Management, Inc.

24701 US Highway 19 N, Suite 102

Clearwater, FL 33763

Phone (727) 726-8000 Ext. 262 | Fax (727) 723-1101

October 22, 2020

Paint Project Approval

Dear All Homeowners:

Due to the severe nature of salt air, wind and sun, our condo building paint has deteriorated to the point that some window ledges have water leaks and it has affected some rebar holding the ledges in place. Most (if not all) of you should notice cracks and layers of missing paint by your windows.

Luckily we have been putting enough money into our paint reserves to cover the cost of pressure washing old paint off, leveling the areas where multiple areas of paint have been washed or peeled off and painting of the entire building, patios walls and the wood trim on the parking areas.

The board has looked at several other condos and decided on grays and blues being up to date and appealing to the eye, which should help us increase the value of our units.

We have painted the sample colors on the west facing side of the building around unit 103. The main parts of the building will be a light gray (Sherwin Williams - Agreeable Gray- <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7029-agreeable-gray>).

The bump outs and elevator tower will be a shade of blue (Sherwin Williams - Labradorite <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7619-labradorite>). The painting of the bump outs in a different shade than the rest of the building is similar in style to the existing painting scheme.

Samples from Sherwin Williams of the color contrasts: Our building and a building in Westchase.

Should you have any questions, you may call me at (727) 726-8000, Ext. 262 or e-mail me at thendrix@ameritechmail.com.

BY ORDER OF THE BOARD OF DIRECTORS,

Tim Hendrix, LCAM
Community Association Manager

cc: Board of Directors

ISLAND POINT CONDOMINIUM BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN that a meeting of Island Point Condominium will be held at the following date, time, and place:

DATE: Friday, November 6, 2020

TIME: 6:00 PM

PLACE: 644 Island Way Conference Room

PURPOSE: To Conduct the Business of the Association

Call meeting to order

1. Confirm quorum of membership met
2. Confirm meeting posted per requirement
3. Approval of Previous Minutes
4. Treasurers Report

Business to Discuss

1. Results of the proxy vote on changing the color of the building
2. Vote to proceed with painting the building

Adjournment

Posted _____ @ _____

Ameri-Tech Property Management
24701 US Highway 19 North, Clearwater, Florida 33763
Property Manager, Tim Hendrix
727-726-8000 (262)
thendrix@ameritechmail.com

ISLAND POINT CONDO #1 Association

STATE STATUTES

The undersigned owner(s) or designated voter of unit No. _____ in **Island Point Condo #1 CONDOMINIUM ASSOCIATION** appoints _____ (failure to write in any Name shall be deemed an appointment of the President of the Association) who will serve as my proxy holder, to attend the special meeting of the members of **ISLAND POINT CONDO # 1 ASSOCIATION** to be held **Friday, November 6, 2020 @ 6:00 PM at 644 Island Way Conference Room, Clearwater, FL**. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS: You may grant general powers if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy is not required such as establishment of a quorum.

_____ I authorize and instruct my proxy holder to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

_____ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as I have indicated below:

New Paint Colors

Do you want to have the buildings painted in the following colors: Main parts of the Building a light gray – Agreeable Gray and the Bump Outs and Elevator Tower a shade of blue – Labradorite

_____ Yes _____ No

DATE: _____

SIGNATURE(S) of OWNER(S) OR DESIGNATED VOTER

SUBSTITUTION OF PROXY HOLDER (To be used only if appointed proxy holder above cannot attend)

The undersigned, appointed as proxy holder above, designates _____ to substitute for me in voting the proxy as set forth above.

Date: _____

Signature of proxy holder

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

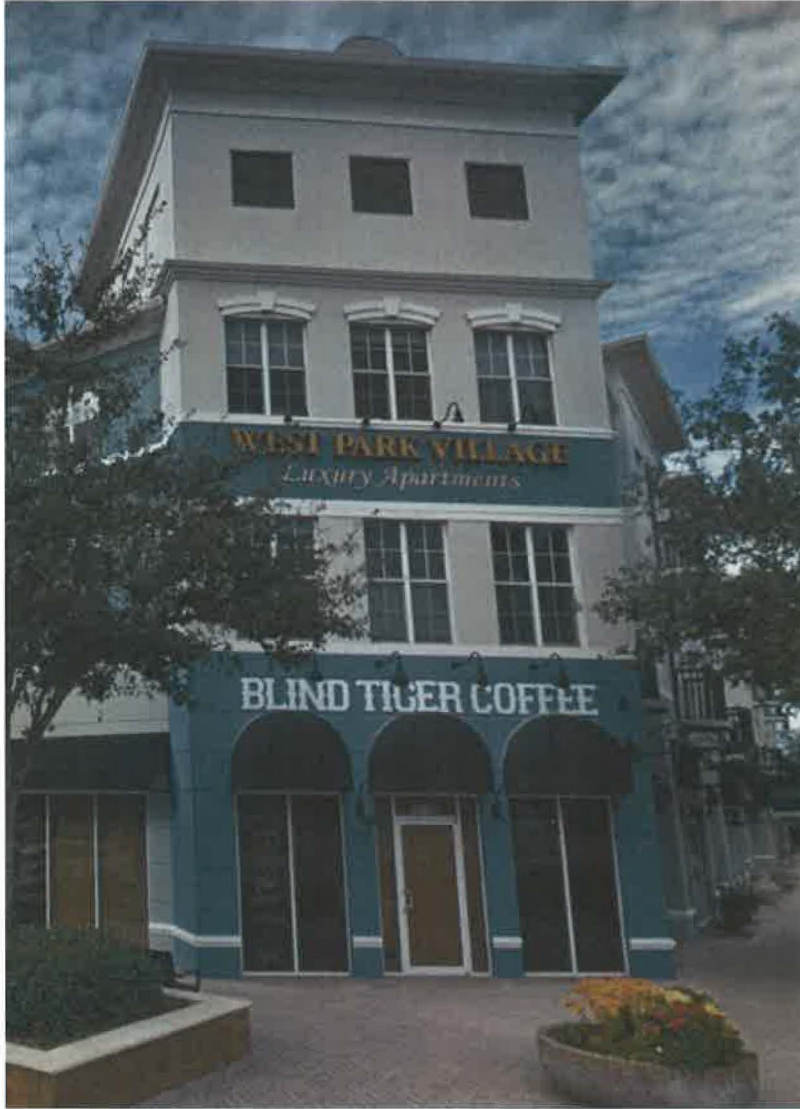
VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. By selecting "Limited Powers", your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.
5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to 727-723-1101 or mailing to Ameri-Tech Community Management, Inc., 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed "Proxy Return Envelope".** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, in order to avoid delay in registration.
6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum





The building wall facing the pool and patio walls, and the car-port wood trim will be the same light gray.

The tops of the patio walls will be the blue color.

We need a major majority vote in order to approve the paint project.