

**Island Point INC. No.1 Condominium  
Board of Directors Meeting Minutes  
Thursday, August 6, 2020  
(In the Conference Room)**

**BOD Meeting:**

The Board Meeting was called to order at 6:15 PM.

**Roll Call:** Mary Giuffreda, President; John Schmidt, Treasurer; Craig Parsons, Secretary; Luz Camacho, Director, were in attendance. Quorum of the BOD established. Tim Hendrix, LCAM, representing Ameri-Tech Community Management.

Meeting Posted per requirements.

Mary read the rules as to how the meeting will be conducted. The Board will discuss the agenda item first. Each resident will have three (3) minutes to speak on the topic. The Board will discuss the item further. Residents will then be given an additional minute and a half to speak.

**Approval of Minutes:**

Craig motioned to approve the minutes from June 29, 2020. John seconded the motion. All in favor. Motion carried.

Jon motioned to approve the minutes from July 13, 2020. Luz seconded the motion. All in favor. Motion carried.

**Business Items**

1. **Paint Project** – Three companies submitted complete bids. Specialized Coatings is the lowest bid and the one preferred by the board. There are questions concerning their proposal. A conference call will be setup with them for Wednesday at 1:00 PM.  
A change in colors for the building will require approval of 75% of membership. The proxy to be sent to members will ask them to approve changing the color of the building and then to choose between two (2) options. Stacey showed two (2) color selections to the Board and residents. Tim to contact Sherwin Williams to have the color choices put onto the building.
2. **Pet Survey:** Forty-six (46) residents responded to the pet survey.  
Question 1A: 21 - yes, 15 - no, 7 – not interested.  
Question 1B: 27 – yes, 11 – no, 5 - not interested.  
Question 2A: 23 – yes, 16 – no, 5 – not interested  
Question 2B: 23 – yes, 14 – no, 5 – not interested.  
Per the results of the pet survey, only fifty (50)% are interested in amending the pet policy. Seventy-five (75)% are required. Changing the Declaration for pets was tabled. The Board will still meet to discuss the House Rules.
3. **Updated Version of the Rules & Regulations:** Discussion on documents from the attorney detailing the pet policy and procedures. It was decided to continue to use the current pet registration form and documents. The new Florida statutes passed on July 1<sup>st</sup> to them will be added to the documents.
4. **Email Roster:** The new roster is on the website. Fifteen (15) residents are not using the website. Hard copies are available upon request. Mary to send a form letter to the owners advising them to contact Ameri-Tech for information since they are not using the internet.

5. **Survey Property:** A digital copy of the site plans was sent to the surveyor. Waiting for a price to have the property marked.
6. **Florida Pipe:** Completed inspecting the horizontal pipes with a camera. Problems were found by units 103 and 104. There is a dip in the pipe by unit 101. Four (4) cleanouts were found - one (1) on the south, two (2) on the north and one (1) under the carpet in the hallway by unit 106. Motion made by John to have Florida Pipe fix the problems that were discovered. Mary seconded the motion. All in favor. Motion carried. The work will be added to the claim.
7. **Trash Room:** Lights are now working on floors 2-7.
8. **Guidelines for Contractors:** To be put on website.
9. **Elder Forms:** The forms were sent to eight (8) owners. Four (4) have been returned. Concern was raised over the Association being held liable for submitting forms. Forms to be put in an envelope and given to the owners to submit.
10. **Elevator Inspection:** Five (5) year-test is required for the elevator inspection this year. Motion made by John to approve using Gulf Coast to inspect the elevators. Mary seconded the motion. All were in favor. Motion carried.
11. **Boat Lifts:** Two (2) owners pay \$141 for boat slips. Three (3) owners pay \$105. Discussion on why the difference in fees. Topic tabled until later.
12. **Adjournment:** Mary moved to adjourn the meeting and John seconded. Motion carried unanimously. Meeting adjourned at 7:46 PM.