

**Island Point INC. No.1 Condominium
Board of Directors Meeting Minutes
Monday, July 13, 2020
(In the Conference Room)**

BOD Meeting:

The Board Meeting was called to order at 6:41 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.

Business Items

1. **Fobs – Discussion and Approval (John):** John researched multiple proposals - (five (5) proposals from four (4) companies). Prices range from \$4,100 to \$8,100. John felt the system from Red Hawk using equipment from ADT provided the best value: linear system that is cloud based, ability to use a cell phone, does not require a 727 area code, programming of the numbers can be done through a cell phone, and has a battery backup. (You will still need your key for the side and back door and if the battery backup goes down). There is not a monthly or annual maintenance fee. Fobs are included in the package. The system attaches to the internet and will require a Spectrum line and a Wi-Fi router. The linear system can hold up to 10,000 users per system and 32 cards per person. The cost of the system is \$4,887.00.
The Association is currently paying Frontier \$260 per month for 3 phone lines (no modem). Spectrum costs \$20 per month per line for the 1st year, \$30 per month per line for the 2nd year. The Wi-Fi router will cost \$45 per month for the 1st year and \$80 per month for the 2nd year. A motion was made by John to switch to Spectrum and add internet service. The motion was seconded by Luz. All were in favor.
A motion was made by Mary to approve the system by Red Hawk (with fobs) for \$4,887.00. The motion was seconded by John. All were in favor.
Every resident will get two (2) fobs. Replacements will be \$50.00 each.
2. **Paint Proposal (Tim):** Three companies have submitted bids – Tom White (\$69,750.00 plus \$7,720.00 for the carports), Munyan Painting (\$62,420.00 plus \$18,860.00 for the carports) and Specialized Coatings (\$52,465.00 plus an additional \$6,850.00 for the carport roofs). In addition, Specialized Coatings will paint the coping around the pool for free. American Contracting declined to bid. Specialty Builders will have their bid ready by July 15th. The colors for the building were not specified in the bid package. To change the colors will require approval of the owners.
Tim to get a quote to replace the front entrance doors, the awnings, and pavers for the front entrance.
3. **Website Financial Page (Tim):** Currently the website does not support logins for individuals. There will be one generic login and password to access the financial page. The financials will be sent to owners without internet upon request. Minutes and budget information will also be put in protected area.
4. **Elder Units (Mary):** There is a form on the website for the elderly to complete in case of an emergency. This information can be used by the police and fire department. The Board will submit the information with the owner's consent. Mary and Luz will work on this project.

5. **Unit Owners not Using Internet (Mary):** Information will be posted on the door if the owner is at the unit. It will be mailed if they are not in residence. There are fourteen (14) units without email addresses (out of fifty-six (56) units).
6. **A/C Units Finishes (Mary):** All AC units are tagged except for two (2).
7. **Shopping Carts (Mary):** Signs were made and put on the door and carts to return the carts when finished.
8. **Kayak Rules (John):** Sign-up sheets posted in the elevators and lobby. Please contact John if anyone is interested. Four (4) units have responded and paid the fee.
9. **Pet Survey (Luz):** Thirty-three (33) responses have been received (59%). Owners voted yes on all four (4) questions. Seventy-five (75%) is needed to pass.
10. **Pet Procedure (State Legislation) (Tim):** New rules concerning service and ESA animals were passed by the State as of July 1st. These rules are more stringent and require better documentation from owners requesting approval of ESA pets. Associations need to be cautious when handling such requests. The pet policy and procedures should be drawn up by an attorney.
11. **Fans on the Roof:** Two (2) quotes have been received – by Wilbert and Sunshine Electric. Both proposals are the same price - \$750.00 per fan. The consensus is that the fans should be replaced by a licensed electrician. A motion was made for Sunshine Electric to replace the two (2) fans by Mary. The motion was 2nd by Craig. All were in favor.
12. **Maintenance (Luz):** Wilbert has been working at the Association for 12 years. There was not a formal contract signed with him that the Board is aware of. The duties include maintenance and cleaning. There was discussion about getting quotes from other companies. The consensus is that Wilbert Charlie are doing a good job. The Board will have a meeting with them to discuss the list of duties, hours, and expectations and have them check items off the list.
13. **Commercial Vehicles and Motorcycles (Mary):** Motorcycles currently must park on the street. They are not prohibited in the declaration and neither are commercial vehicles from using the parking spaces. The consensus is to leave as status quo and continue to have motorcycles park on the street.
14. **Roofs (Tim):** Two (2) proposals have been received for \$1,500.00 - Urethane Roofing and USA Roofing. The roof is in very good condition. It needs some minor walk and caulk. The roof has been repaired improperly in the past with asphalt material instead of foam. This has voided the warranty. A motion was made by John to use Urethane Roofing to make the repairs to the roof for \$1,500.00. They will also inspect and do minor repairs for \$850.00 each year. The motion was 2nd by Mary. All were in favor. The money will come from the roofing reserves. No one should be on the roof but authorized personnel. All nails should be picked up on a weekly basis by Wilbert so as not to cause damage to the roof.
15. **Pool Coping:** One quote has been received from Sunstition Pool & Spas. We are waiting on a quote from The Pool Works. They want to install pavers. The decision was made for

the Association to make the repairs and Specialized Coatings will paint the coping at no cost at the time the building is being painted.

16. **Adjournment:** Mary moved to adjourn the meeting and John seconded. Motion carried unanimously. Meeting adjourned at 8:12 PM.