

**Island Point INC. No.1 Condominium  
Board of Directors Meeting Minutes  
Monday, June 29, 2020  
(In the Conference Room)**

**BOD Meeting:**

The Board Meeting was called to order at 6:01 PM.

**Robert's Rules of Order:** Mary went over the rules that will be used to conduct the meeting. On all items on the agenda, the Board will discuss first, then residents will be given up to three (3) minutes on the topic. The Board will discuss again, then residents will be given an additional minute.

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

**Meeting Notice Verification:** Posted per requirements.

**Approval of Minutes:** Minutes from the May 18, 2020 meeting were read by Craig. John motioned to approve the minutes. Mary 2<sup>nd</sup> the motion. All were in favor. The motion passed.

**Treasurer's Report:** John read the report he prepared. Total Operating Funds = \$117,119.74. Accounts Receivable (delinquencies) = \$2,403.49. Reserve balance = \$117,481.86. Tim explained what Prior Years and Prepaid/Delinquency Adjustments are on the balance sheet. Craig made the motion to approve the Treasurer's report. Mary 2<sup>nd</sup> the motion. All were in favor. The motion passed.

**Business Items**

1. **Approve New Board Member:** Nick resigned from the Board. A motion was made to appoint Luz Camacho to replace him by John. The motion was 2<sup>nd</sup> by Craig. All were in favor. The motion passed.
2. **Fobs Discussion (John):** Four (4) proposals have been received with different prices. The proposal from Red Hawk looks to be the best option but John will research further. The Association is currently paying Frontier for three (3) lines at a cost of \$260 per month. Spectrum costs \$20 per line for the 1<sup>st</sup> year and \$30 per line the 2<sup>nd</sup> year. The cost for the internet is \$49 per month. The Association could save money by switching to Spectrum. ,
3. **Kayaks (John):** There will be eight (8) racks. The racks will be installed ten (10) feet from the side property line and eighteen (18) from the water. The final cost is to

be determined. No Association funds will be used. John will provide the pricing. Blow up kayaks are allowed to be used as long as it is not left for over an hour. The Board will be posting more information on the website.

4. **AC Units on Roof:** AC units must be labeled with the owner's unit number per Florida Building Code. Most AC units are not labeled (at any Association). Only fifteen (15) units are labeled at Island Point. The Board has bought numbers for the owners to help identify and label their units.
5. **Pet Survey:** The pet survey is posted on the website. A hard copy has been sent to the residents not in the building. This is a survey only. Forty (40)% have returned the surveys. The change in rules must be voted on by the members.
6. **Roof Contract:** Two (2) fans are not working on the roof. Wilbert is getting prices. SPF Roofing is not interested in maintaining the roof. USA Roofing and Urethane Roofing are coming out to assess the roof. The goal is to inspect, repair, and maintain the roof on a yearly basis.
7. **Pool Contract:** There are cracks in the pool coping. Sunsatation Pool & Spa is coming out on Thursday to look at the coping. Rick will be in attendance.

8. **Upcoming Projects:**

**Camera drain line** - Three (3) quotes have been obtained to camera the horizontal drain line: FAST = \$495, SPT = \$1850 per day, Florida Pipe = \$1665 per day. Florida Pipe seemed to be the most knowledgeable. A motion was made to use Florida Pipe by Mary. The motion was 2<sup>nd</sup> by John. All were in favor. The motion passed.

**House Rules** - Mary went over the House Rules. A friendly reminder will be sent out.

**Painting of the building** – The specs from Sherwin Williams has been sent to four (4) contractors. The deadline for the bids to ne in is July 15<sup>th</sup>.

9. **Adjournment:** John moved to adjourn the meeting and Craig seconded. Motion carried unanimously. Meeting adjourned at 6:54 PM.