

**Island Point INC. No.1 Condominium
Board of Directors Meeting Minutes
Monday, May 18, 2020
Virtual Meeting**

BOD Meeting:

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

Roll Call: Mary Giuffreda, President; John Schmidt, Treasurer; Craig Parsons, Secretary; Nick Papadopoulos, Director, were in attendance. Quorum of the BOD established. (Byron Richardson, Vice President, joined the meeting in progress at 6:30). Tim Hendrix, LCAM, representing Ameri-Tech Community Management.

Approval of Minutes: The minutes from the May 4, 2020 meeting were read by John Schmidt. Craig Parsons motioned to approve the minutes as read. The motion was seconded by Nick Papadopoulos. Motion carried unanimously.

Roberts Rules of Order: An announcement was made by Mary that the Board would discuss the topics on the agenda first, then the residents would be allowed three (3) minutes to speak on the topic being discussed. The Board will discuss the topic further, then the residents will be allowed an additional minute and one-half to speak.

Business Items

1. **Speaker – Jeff Taylor with Northeast Underwriters Insurance:** Jeff went over the hazard insurance responsibilities per Florida Statute 718. He explained what the Association is responsible for in an insurable event and what the homeowner's responsibilities are. The Association has \$10 million in property coverage on the building – from the shell of the building to the drywall. There is \$13 million in flood coverage which covers everything except personal items. Jeff went over the coverage of a typical HO6 policy. AC units are covered in an insurable event. Normal maintenance for an AC unit is not. The responsibility for coverage for an AC unit in the event of a sprinkler rusting out the unit depends on the circumstances of the event – it can go both ways. There is a 2% hurricane deductible. Some homeowners may have coverage in their individual policy. Homeowners are to contact Jeff or his assistant (Stephanie) if they need a Certificate of Insurance (COI).
2. **First Floor Restoration:** The committee is looking into to replacing the carpets for the first floor. The decision was made to hold off on replacing the carpet until the cause from the pipes are resolved - Nick is looking into that. Jason Inglis was approved to finish the drywall and paint.
3. **Pool Update:** Tim read the update from Pinellas County. No more than 7 people can use the pool area at a time. The residents will use a first in-first out (FIFO) system to be fair to all residents. Residents are required to bring their own chairs. Both picnic tables and benches are off limits. All persons not part of the same family unit must remain six (6) feet apart. No guests are allowed use the pool. Each person is responsible to wipe down the surfaces before and after use. Residents are asked to be responsible and courteous. All three (3) gates will be open.
4. **Web Page Update:** The information for the web site has been posted in the building. Those residents who are not computer savvy will contact the management company to request hard copies of documents. Craig to put hard copies of the owner forms under every door.
5. **Kayaks:** Some interest from residents have been expressed for a kayak rack. John has researched racks that can be put by the boat slips. The Association is looking to install two (2) racks that will hold a total of eight (8) kayaks. There is not money in the budget for the

racks so the Association will be looking for the residents to fund the project. The fee is undetermined. John will have information put on the web page. John will investigate racks that can attach to the building. Tim will inform the insurance agent of the racks. A sign-up sheet will be provided either by email, postal mail or put under the doors.

6. **Fire Status Survey:** The Association is waiting for a proposal from Red Hawk.
7. **Pipes – Update:** Nick is working on proposals. He wants the company to be able to handle the lining and repair of the pipes as well as the camera work.
8. **Fobs – Update:** Red Hawk was at the property today to look at the system and will provide a quote.
9. **Grill:** The grill is not being cleaned. Mary asked residents to clean the grill after use and to cover it.
10. **Adjournment:** John moved to adjourn the meeting and Mary seconded. Motion carried unanimously. Meeting adjourned at 6:56 PM.