

**Island Point INC. No.1 Condominium
Board of Directors Meeting Minutes
Monday, May 4, 2020
Virtual Meeting**

BOD Meeting:

The BOD Meeting was called to order at 6:03 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 15 minutes in progress). Tim Hendrix, LCAM, representing Ameri-Tech Community Management.

Approval of Minutes: The minutes from the March 23, 2020 meeting were read by Craig Parsons. Nick Papadopoulos motioned to approve the minutes as read. The motion was seconded by John Schmidt. Motion carried unanimously.

Business Items

1. **Pool Discussion:** Mary read the guidelines provided by Pinellas County. The Association has an opinion letter from the attorney. Guidelines were discussed for the use of the pool if opened – only seven (7) people on the pool deck allowed (50% capacity), must bring own chairs, picnic tables are not to be used, six (6) foot distancing, first in-first out system, for use of residents only (no guests allowed), one gate open only. Pool to open at 8 AM and close at dusk. Residents to use at their own risk. A recommendation was made by Tim (property manager) to leave all gates open per conversation with the Association's insurance agent. Question was raised about cleaning guidelines from the County. The guidelines state that all hard surfaces are to be cleaned and disinfected prior to opening the pool each day and at regular intervals while the pool is open. There is no definition from the guidelines of regular intervals. The costs associated with complying to the mandates by the County were discussed. Wilbert will clean the pool's hard surfaces for \$45 per hour.

A motion was made by John to put on hold opening the pool until the costs could be determined. The motioned was seconded by Mary. Motion carried unanimously. The pool will remain closed. The BBQ grill may still be used.

2. **Correspondence:**

Unit 205 - Request by the owner was made not to have to put down underlayment on the floor above the meeting room. Unanimous consensus not to allow the exception. A motion was made by John to require that underlayment be installed. The motion was seconded by Mary. Motion carried unanimously. Request was denied.

Unit 202 - Concerns were made that the family residing in the unit was not known and had not registered. The unit is currently being rented and the tenant is not present. Tim to contact the owner and follow up.

3. **Project Assignments:**

Monitor for Renovations – Mary: When owners are doing a project, the owner must have someone monitor the work. Tim said the Association cannot force owners to assign or hire a project manager. The supervisor or foreman from the company doing the job is in charge of the work being done and seeing that all rules are adhered to. There is a form for the contractor to complete with the rules listed plus a security deposit required. Management is to send the form and rules to the contractor.

Boxes/Keys - Mary: The keys will be dropped off by Jim Nobles management this week.

Rentals – Mary: Seven (7) units are rented. Two (2) are available. One person is

interested in renting their unit.

Fire Survey Status – John: Two (2) quotes are been received. Tim to get additional quotes.

Access Entry System – John: Two (2) quotes have been received. Tim to get additional quotes.

Kayaks – John: Information is being gathered and will be submitted to the Board.

Water Pipes – Nick: Quotes are being obtained. Clearwater Plumbing has video of the pipes but has not sent it to the Association. Chris Perez with Specialized Pipe Technologies (SPT) is scheduled to come to the site to look at the stacks.

4. **Introduction of Property Manager** – Tim Hendrix was introduced as the new property manager.
5. **Next Board Meeting:** The next board meeting was scheduled for May 18, 2020 at 6:00 PM. Jeff Taylor from NEU Insurance will attend the meeting.
6. **Adjournment:** Nick moved to adjourn the meeting and Mary seconded. Motion carried unanimously. Meeting adjourned at 7:12 PM.