

Island Point Condos No. 1
Minutes of meeting 8/23/2021

Meeting was called to Order at 6:01 PM by President Mary Giuffreda.

Roll Call- Mary Giuffreda, President; John Schmidt, Treasurer; Luz Camacho, Vice President
Craig Parsons, Director; Karel Rolli, Secretary; Tim Hendrix, Ameri-Tech.

Confirmation that meeting was posted on bulletin boards and elevators on 8/20/21 at 11:52 AM.

John made a motion to accept the Board Assessment meeting minutes from 8/11/21. Seconded by
Mary. Approved.

It was suggested that the minutes from the meeting should be sent to Tim and Mike to be posted on the
condo web site labeled as DRAFT as soon as they are typed, before they have been approved. Karel will
send the minutes to Tim and Mike.

John read the Treasurer's report. Overall Operating funds \$ 117,940.35. Total Reserves \$1,971.82 (all
reserve funds will be replaced once the assessment collections are made). Boat Slip account \$13,760.57.
(Copy attached)

Discussion about dock reserves and if money can be transferred to other accounts temporarily until
assessments are paid.

Discussion regarding late fees with Tim including owner who had received a late notice in error. Tim is
going to have his office check said notice.

Tim read Manager's Report (copy attached).

Paint Project

Discussed status of units 703, 304, 601 (David had gone back to unit), 504.
Mary asked owners of the 08 stack to let Tim know when their units are ok.

WINDOWS

Question from new unit owner regarding who is responsible for cleaning windows in units and common
areas. Unit owners are responsible for cleaning their own windows and association is responsible for the
common areas.

Reviewed spreadsheet showing unit payments for window painting and optional window glazing. (Copy
attached)

AWNING

Mary signed the Awning Estimate. Cost may be more since the estimate is 3 months old.

PET POLICY

Mary read original condo docs policy regarding pets. John read the revised Pet policy. Questions from
unit owners about whether changes were wording or policy changes. It was decided that Pet Policy
would be tabled for a future meeting so more information can be provided.

ELEVATOR KEY/ELEVATOR DAMAGE FEE APPROVAL

Tabled for future meeting.

PARKING POLICY/PARKING CHANGE SPACES 26-40

Discussion regarding letting spaces 26-40 back into their spaces. Reasons for the original rule were discussed. Mary made a motion to allow owners in parking space 26-40 to back into their spaces. John Seconded. Approved.

BOAT LEASE POLICY APPROVAL

Tabled for future meeting.

FINE COMMITTEE CONCERNS/QUESTIONS

The fine committee has a list of questions about their role and responsibilities. Tim will respond to the questions. Mary suggested that perhaps the fine committee and the Board should meet at a future date.

RENTAL UNITS ONE YEAR OWNERSHIP

Mary explained that it means that a new owner can't rent their unit for a year after purchase. Discussion included how many rental units are allowed in building, how many are currently rented and what other units in the area are doing about this subject. It was decided that the matter will be tabled until a future meeting.

MOVING BOAT LIFTS FROM PREMISES

It was confirmed that moving of boat lifts is only for lifts that are installed going forward, not any existing lifts. Discussion regarding why owners should be able to take their lifts with them, environmental impact and other questions followed. It was suggested that a system where the owner doesn't have to pay lift rental for a certain number of years as partial payment for the lift and then it belongs to the association when they leave or no longer have a boat. The matter was tabled for a future meeting to get more information.

DISASTER RECOVERY CONTRACT

Tim introduced a package from Velocity Service Group regarding Pre-Catastrophe Rapid Response Planning & Services and renovation services after a catastrophe for the Board to consider. It was tabled for future meeting since nobody had the time to read through the services.

OTHER BUSINESS

650 BUILDING USING CONFERENCE ROOM

Association for 650 Island Way building has asked to use your conference room for their monthly meetings. Board is going to make a list of considerations that need to be met to use the room. Items to include, no Monday night meetings, special access to allow them in building only for their meetings etc. and give to Tim.

LOCKBOXES

2 lockboxes were found on the gate with no identification (one was removed by realtor for 603 whose card was legible any more). The other one will be cut off on August 27th if not removed.

Bicycles

Bikes must be moved for painters.

BUILDING/UNIT PLUMBING ISSUES

Plumbing issues with units 705, 405, 305 were discussed. Once all issues have been addressed, responsibility for everyone concerned will be addressed.

A Workshop Board meeting will be held on Tuesday 9/14/21 at 6 PM to address and discuss all items tabled and any other items needing approval.

Motion to adjourn meeting was made by Mary at 8:01 PM. Seconded by John. Approved

Respectfully Submitted,
Karel Rolli
Secretary