

Island Point Condos No. 1- approved  
Minutes of meeting 12/13/21

Meeting was called to Order at 6:03 PM by President Mary Giuffreda.

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

Confirmation that meeting was posted on bulletin boards and elevators on 12/11/21 at 12:05 PM.

Agenda order for meeting was changed so the Insurance agent for the Condo Building, Jeff Taylor who was at the meeting in person to discuss the yearly renewal of the insurance for the condo building could speak and leave. The condo insurance must be bound by 12/31/21. The current status of what the State of Florida is requiring for condo insurance associations to do regarding structural reports was discussed. The fact that some condo insurance companies are not willing to renew some condo buildings in the State of Florida and rate increases in general and specifically for our building were discussed. Jeff is waiting on the results from the report the Bay House Board of Directors is having done next week by Karins, structural engineer which is required for insurance renewal.

Mary made a motion to accept the Board meeting minutes from 11/15/21. Seconded by Luz. Approved.

John had not received numbers to do the Treasurer's Report. Report will be available on the web site.

Tim read the Manager's Report (attached to minutes) and let everyone know that the Manager's report will also be available on the web site.

Mary made the following announcements:

1. 83 degrees is the temperature that the pool company recommends. Wilbert will be in charge of keeping the pool at the correct temperature. Measures taken to prevent unit owners from setting their own temperature.
2. Towing of vehicles that are parked in spaces in violation of parking rules and regulations will be towed 24 hours after the violation. We have never had to tow a vehicle but will be enforcing the rule going forward.
3. New video cameras are being installed that will allow activity inside elevators to be monitored. A new sign will be posted letting people know that there is video surveillance.

#### **BUSINESS DISCUSSION AS FOLLOWS:**

##### **Engineering Report**

Approval of \$5,500 cost for Karins Company to do the Structural Engineering Report required for insurance renewal the week of 12/20 was discussed. Mary made a motion to approve the cost of \$5500 to Karins. John Seconded. Approved.

##### **Eliminating keys- Changing to just FOB's**

Discussion regarding changing the building entry system to FOB's only, eliminating keys, was had. Mary made a motion to change to FOB system. John Seconded. Approved.

### **Knee Walls**

Pricing for different options for the knee wall were discussed. Knocking down the wall presented other issues that would need to be addressed so Board looked at two estimates to keep the wall and paint. Specialized Painting (company that is painting the building) submitted a quote of \$3900 to leave the wall and patch and paint. John made a motion to accept the \$3900 quote by Specialized. Mary seconded. Approved.

### **Awnings**

Costs for all 3 vendors who submitted proposals for replacing the awnings have increased. The company the Board had chosen has a new cost of \$12,287. Discussion was held regarding paying a deposit in 2021 for work in 2022 to get a fixed price that will not increase. The awning project and the stamped concrete project are dependent on each other for timing. It was decided that we would get final bids from all awning companies by the next Board meeting. Vote on awning quotes was tabled - January meeting.

### **Window Status-Assessment Status 9/15-11/15**

Financial Reports were passed out showing payment status of the individual unit owners for the window painting and glazing costs. New report of assessment payments will be done after 12/15 when the final payments are due.

### **Attorney/Condo Documents**

Attorney document regarding the units not being able to be rented or leased until after the first year were discussed. Discussion regarding Rent/Leasing caps and current number of units that qualify (currently 3) and making sure this is addressed in the interview for new owners.

### **Trash Chutes**

The need to have the trash chutes cleaned twice a year was discussed as the smell is an issue. A motion to hire BFP Company to clean the trash chutes now and again in the second half of 2022 was made by John. Seconded by Mary. Approved

### **Most Frequent Concerns**

The Board of Directors made a list of the most frequent unit owner concerns to be added to the rules and regulations (will be attached to meeting minutes). Mary made a motion to accept the list. John Seconded. Approved.

### **Unit 305 Renovation Plans**

Plans for the further renovation submitted by unit 305 were reviewed by the Board. It was suggested that Joe from Service One look at the plumbing in the unit since the walls will be open. Board approved 305 renovation plan and will let her know that Joe will need to look at plumbing.

The next Board meeting will be on Monday 1/17/22.

Motion to adjourn was made by Mary at 7:06 PM. Seconded by John. Approved.