

Island Point Condos No.1

Minutes of meeting 1/11/2021

Call to order at 6:00 PM by Mary

Roll Call - Mary Giuffreda, President, John Schmidt Treasurer, Craig Parsons Secretary, Luz Camacho Director

Confirmation that meeting was posted on bulletin boards and elevators on January 8th

Motion to approve meeting minutes from November 6th, 2020 (special meeting to approve new building paint colors), November 16th Board meeting and November 16th (special meeting to discuss storage space assignments). John Schmidt made motion to approve all 3 meeting minutes. Seconded by Mary Giuffreda. Vote to approve, approved by all.

John Schmidt, Treasurer gave the Treasurer's report. Discussion on the delinquent amount reporting. There is a discrepancy on the amount reported short of the 2020 budget (-\$5,579), versus owners who are delinquent (-2,451.94). Plus there should be an additional \$5,880.60 showing in the Unit Maintenance Fee collected as unit #401 prepaid for 2021
Tim will have accounting look into the discrepancy.

Paint Project update from David of Specialized Coatings. Previous estimate of \$1500 per flat stack (where bedroom windows are located) will take more man hours than expected. The panels under the windows are part of the window system and has several layers of caulking that needs to be removed as well. The new estimate per flat stack will be approximately \$5,000. Thus increasing the cost of the paint job by another \$28,000.

David discussed bringing in another lift to speed up the process. He will have to hire another 2 workers to run that lift.

Homeowners will be notified by email and mail that they need to respond with approval for window sealing (glass to metal) and the associated cost of \$350. They will also be told that it will cost an additional \$450 if they do not approve prior to the lift being moved, as that is the cost of moving the equipment back.

Rick brought up the measures that will be taken to protect the pool when the north end is being worked on. David will have to put a tarp on the pool with strong anchors to avoid the weight of the paint pulling the tarp into the water.

Mary will let the pool service know to turn off the pump when the work on the north end is being done.

David will send an update of the costs to Tim.

Storage Units - Memo has gone out to all unit owners, that they have an assigned storage space. Approval of the new storage unit policy needed to be approved. John Schmidt made a motion to approve the storage policy. It was seconded by Craig Parsons. All board members approved.

Additional notification to the unit owners with a lot of stored items will be sent to have them start their process as not to impede the movement of any other unit owner. Mary and Luz will contact homeowners

Fire System Wireless communication update. Wireless booster needs to be approved by December of 2021. Tim has 2 quotes coming by the end of January.

Guest Parking - homeowners have noticed a unit owner parking their car in guest parking. This is a violation of our condo rules which state that unit owners can not park in guest parking. A letter will be sent from the property management to the homeowner in violation.

Lease Resolution Approval - Our lawyer has stated that anyone (even family or relatives) that are staying in a unit longer than the 30 day guest policy, have to be considered a leased tenant, whether or not they are paying rent. New resolution in regards to this policy to be adopted. Once adopted, we will be at 7 of the 9 available units being leased. John Schmidt made a motion to approve the new rental/lease resolution. Craig Parsons seconded the motion. All directors approved. Tim will draft a letter that will be sent to all home owners and posted to our website.

Communication - Homeowners are still complaining they are not getting updated information. Luz will take a email poll to see which owners are receiving and reading their emails from the association. Those that do not respond will be placed on a hard copy list when important information needs to be sent.

Updates will also be posted to the website. Any board member may send website updates to Michael of Ameritech , cc'ing the rest of the board in order to expedite the communication process.

Package for Board nominations were sent out. Only 2 people rescinded. John Schmidt and Mary Giuffreda are the only board member candidates for 2021. Selection of additional board members will occur at the annual meeting on February 8th.

Tim mentioned that the Treasurer (John Schmidt) needs to contact BB&T to have money transferred from the association line of credit to the association operating bank account in order to pay the building's insurance. John will call BBT on Tuesday morning.

7:35PM Mary made the motion to adjourn the meeting. Seconded by John Schmidt. Approved by all board members.