

Island Point Condos No. 1

Minutes of meeting 7/12/2021

Call to Order at 6:00 PM by President Mary Guiffreda.

Roll Call- Mary Guiffreda, President; Luz Camacho, Vice President; John Schmidt, Treasurer; Craig Parsons, Director; Karel Rolli, Secretary

Confirmation that meeting was posted on bulletin boards and elevators on 7/9/21at 7:45 AM.

Motion made by Mary to approve the Board meeting minutes from 5/10/21, seconded by Craig. Approved.

Treasurer John Schmidt stated that the Treasurer's Report would be posted later.

Tim Hendrix from Ameri-Tech Read his Manager's Report, a copy of which is included in the minutes. John Schmidt had a question about Schindler Elevator which was discussed.

Mary brought up the following items for rules and regulations discussion:

1. There is no swimming in the pool after hours. It is a City of Clearwater regulation, not just our condo.
2. Fishing items can't be left in the common areas.
3. Working after 5 PM or on weekends is not allowed whether it is a contractor or unit owner.
4. More than 1 dog per unit is not allowed and no visiting dogs are allowed.
5. The front doors can't be left open for security purposes.
6. A unit owner must register guests if they are staying overnight. This is a safety regulation so we know who is in the building in case of emergency.

Old Business

Paint Project

Statement from David Asner, Painting Contractor, regarding the fact that he and his company are not structural engineers and can't advise on that subject was read. A copy of his statement is included in these minutes.

During the discussion about the painting contractor's statement, unit owner Dino Janus asked the Board and Tim Hendrix if a structural engineer had been consulted/hired to make sure there are no issues with the building. Tim answered no and Dino asked why not. Dino stated that there had been prior issues with water damage in the past and he believed a structural engineer needs to check that current projects are addressing any current issues. He also stated that there was a report done in 1998 by O.E. Olsen & Associates regarding the water mitigation. Board agreed to look in prior meeting minutes and documents to find a copy of the report.

Discussion followed regarding possible cost and the need to hire a structural engineer so we know if there are any issues that need to be addressed.

Boats, Slips and Docks

Application for extension for boat slips was given to Tim.

Fine Committee

Mary Announced that a fine committee has been appointed. Members can't be related to any Board member. Committee members are:

Gordon Scherer 407

Judy Poole 304

Paula Wilhelm 302

New Business

Karel Rolli asked about differences between what is in our condo docs and what is published on the web, specifically the dog policy. John found a draft of minutes from 8-6-20 that showed it was discussed but did not show it was voted on and approved. Minutes will be amended at next Board meeting.

Window request from unit 506 was approved by Board.

ASSESSMENTS

All items to be included in the assessment were discussed individually.

1. Awnings- The Board chose the short awning due to price and other considerations. Discussion from unit owners and Board included whether 644 Address # would be on the awning, shape of the awning, awning material and warranty. The length of the awning was brought up and the difference in cost if we chose the long awning instead. Discussion regarding the value of paying the difference for the long awning ended in a majority show of hands vote that we should purchase the long awning. Mary made a motion to approve the Long awning for \$8,282. Seconded by Karel. Approved.
2. Carpet- Floors 2-7 will have vinyl in the lobby and carpet in the hallways. First floor carpet is already done. The lobby will have tile. Question was raised if the baseboards will have carpet extended over them. The baseboards will be painted. Mary made a motion to approve \$56,709 for carpet. Seconded by John. Approved.
3. Docks- Proposal for \$10,000 was discussed. Discussion included material to be used, scope of the proposal and whether it needed to be done now. After a short discussion, Mary made a motion to table approval of dock numbers until the next meeting. Seconded by Luz. Approved
4. Interior Painting- Hallways, doors, frames, vents and ceilings are included in the proposal. There was a discussion regarding the popcorn ceilings and if they are going to be replaced during the painting. Ceilings will be painted as they are. Mary made a motion to approve \$24,973 for the interior painting. Seconded by Craig. Approved.

5. Exterior Painting- It was noted that the completed work cost is \$66,756. Future cost is \$100,000. Mary requested an updated list from Tim (Ameritech Manager) of which unit owners have not paid for their window work and asked that each unit owner who has not paid be invoiced for what they owe. Mary made a motion to approve cost of \$166,000 be approved for the exterior painting project. Seconded by John. Approved.
6. Stamped Concrete- Stamped concrete will be done in the outside entrance with Gemstone which is like tile. Mary made a motion to approve cost of \$4,170 for the stamped contract. Seconded by John. Approved.
7. Landscaping- There was a short discussion regarding mulch along the wall to the dock. Mary made a motion to approve the cost of \$3,000. Seconded by John. Approved.
8. HVAC- Discussion regarding the need to replace both the north and south HVAC building units. Mary made a motion to approve the cost of \$20,025. Seconded by John. Approved.
9. Payment Options- There was discussion regarding giving unit owners at least two payment options for their assessment. Also need to know if payments can be made in 2021-2022.

The Board discussed tabling the Assessment vote as the total amount may change with the possible Addition of hiring a structural engineer and possible change in dock numbers. Mary made a motion to table the Assessment vote until all numbers were final. Seconded by Karel. Approved. Board meeting for assessment set for Monday 7/26 at 6:00 PM.

Meeting adjourned at 7:47 PM. Motion by Mary, seconded by John.

Manager's Report

May-July 2021

Island Point Condos

1. April, May, and June Financial Reports sent to Board of Directors electronically.
2. Attended board meeting on 5-12-21.
3. Attend July 5 workshop. Provided proposals and spreadsheet of costs. Spoke with CFO of Ameri-Tech concerning options for special assessment.
4. Met with Board member(s) on weekly basis.
5. Submitted invoices to Accounting for approval.
6. Submitted updates to Michael for website.
7. Provide the Board with proposals to replace the North and South HVAC units
8. Provide the Board with a proposal to paint the interior of the common areas.
9. Provide board with status updates concerning paint project from David Arner of Specialized Coatings.
10. Met with David from Specialized Coatings multiple times to address issues with the paint project including leaks resulting from stripping the building to prepare it to be painted.
11. Communicated with Anchor Pool concerning cleanup of pool.
12. Contacted Dry Solutions to remove water from south stairways.
13. Contacted Schindler for elevator issues.
14. Had Schindler check elevator pits for possible water. None was found.
15. Contacted Piper Fire concerning repairs to FDC.
16. Contacted Coastal Services to have domestic water pumps inspected quarterly.
17. Assisted with applications for 106, 701, and 705 Attended interview for unit 705.
18. Addressed unit owner concerns and requests – 101, 106, 203, 301, 302, 306, 406, 504, 506, 603, 701, 702, 703, 705, 706, 708.

Tim Hendrix

Licensed Community Association Manager

Addendum to Minutes of 7/12/21- David Arsner water mitigation e-mail

From: darner@tampabay.rr.com <darner@tampabay.rr.com>

Sent: Monday, July 5, 2021 11:07 AM

To: Tim Hendrix <THendrix@ameritechmail.com>

Subject: Island Point

Tim,

Please forward this email to the Island Point board of directors for review:

The quick update is that we are doing what we can to make the 08 units as waterproof as possible, prior to the impending tropical storm, however, it is almost certain that there will still be additional water intrusion into these units, particularly over the next two days, and until our work is 100% completed. Please note that we are in NO way whatsoever liable for these leaks, nor are we responsible for any interior damages caused by these leaks. The problems being fixed are decades in the making, and to make matters worse, they're all coming due at the same time, creating a perfect storm of everything needing to be addressed simultaneously. These are unfortunately the conditions we inherited when we started what was ostensibly a standard repaint job. Part of this lengthy remediation process will expose units to higher risk of leaks, but I must stress again that any water entering units during the work isn't due to negligence on our part.

Please remember that we are basically replacing every element of the building's exterior envelope. There are complete failures of multiple elements, all needing to be addressed at the same time, and each element ties into the other elements. At certain times there will be vulnerabilities when leaking can occur. It's unavoidable. All we can do is minimize the risk period. For instance, we are currently replacing the window perimeter sealants on the 08 units, and as I mentioned the other day during our onsite meeting, we are only removing as much as can be replaced the same day. This does NOT, however, mean the units can't still leak. It only means that the window perimeters won't leak, and while they are often a major source of water intrusion, they aren't the ONLY source, particularly on this building. For example, and this is just one example, the caulking being replaced sits right next to what is now exposed bare stucco. If there are any hairline stucco cracks, or if the stucco gets saturated enough, water can still get in, even though the perimeter sealant was just replaced. We cannot do everything at once.

Regarding the elevator tower, there will absolutely be more leaking. We did our best to plug up the open holes, but there is still extensive surface preparation needed before

we can start applying new stucco. There is no way around this. After chiseling off all of the dis-bonded stucco (which can take days), we then need to grind and clean the substrate, and we also need to shave down the edges of the remaining tight stucco to allow for the new stucco to be able to flow into the existing stucco. We also need to apply a bonding agent prior to application of any new stucco. On these elevator drops, there's no effective way remove and replace the stucco as we go, on a section by section basis, without adding significantly more expense to the job. Additionally, even if you were willing to pay the additional costs, it's not a good idea to be jack-hammering on bad stucco that's right next to a section that was just replaced and is still curing.

In addition to failing perimeter sealants, here's a recap of the other failures that can cause water intrusion:

Exterior Coatings – This is as big a problem as the perimeter sealants, and in an ancillary way more of a contributing factor to the current water intrusion. We are needing to remove almost all of the existing coatings, which exposes the stucco walls to potential water penetration. Furthermore, removal of the existing coatings exposes underlying cracks in the stucco, another source of water penetration. We also encounter delaminating stucco, which causes even greater exposure during the repair process. The coatings also tie into the perimeter sealants, so once the bad coatings are removed, the bad perimeter sealants are now completely exposed (not only that, but the coatings removal process removes some of the outer layers of sealant, because of how they're tied into each other). In summation, the process dictates that the protective walls coatings are the FIRST failing element to be removed, but the LAST element to be reinstalled.

Stucco & Concrete Damages – There are areas of delaminating stucco that must be removed & replaced. Underlying the bad stucco, there is often bad concrete or bad block. I've already explained much of this above, as relates to the elevator tower, but we've encountered other areas of this elsewhere, just on a much smaller scale. There are also numerous failing window sills, which must be replaced (also a time consuming process, and also a water intrusion vulnerability until completed). We must build a form to pour the new portion of sill being replaced. We must then allow it to cure before we can seal it, paint it, or caulk it.

Window Glazing – Everyone is already aware that many of the windows on this building are originals that have never been replaced, and that they're already on borrowed time. On a related note, I've also seen older replacement windows that could possibly have issues (I can elaborate another time). Please note, that our glazing of original windows isn't a cure all solution. First of all, many of these window don't seat properly, so standard silicone glazing won't do anything to solve that problem. Also, glazing these older windows is only a "Band-Aid". I've seen plenty of instances where the Band-Aid functions for years, but I must stress that original windows should be replaced.

I would also like to point out that it's possible that some of the west facing units (01's, 02's, 03's & 04's) could have leaks during the tropical storm, if there are sustained wind-driven rains hitting the west face of the building). The building envelope on this side is now completed and water-tight, but occasionally the windows can leak, even though they don't normally leak. Window systems are designed to shed water in various ways, such as through weep holes, but often during prolonged heavy tropical events, the systems can get overwhelmed, and water will migrate into places gravity normally won't allow. I would put out the word to unit owners that they should pay attention. And obviously, the units we haven't worked on yet (05's, 06's & 07's) will likely see some leaking.

The very short synopsis to all of what was just outlined above is this; The existing coatings (multiple layers, applied over decades, and which must now be completely removed), were basically hiding a multitude of underlying problems, all of which need to be addressed and take time to do so. More importantly, is that the existing coatings being removed, did in fact provide a protective layer that helped keep the failing under-elements from leaking at a greater rate. It's a bit of an irony that the massively failing coatings are also providing a layer of protection. Until we can fix ALL of the underlying problems AND apply a new coatings system, the building will be vulnerable. Unfortunately, there aren't any practical alternatives to the way things are being done. We cannot be help responsible for these conditions, or the leaks caused as a result of them.

David Arner

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