

Island Point Condos No. 1

Minutes of meeting 7/20/2021

Call to Order at 6:03 PM by President Mary Guiffreda.

Roll Call- Mary Guiffreda, President; Luz Camacho, Vice President; Karel Rolli, Secretary

Confirmation that meeting was posted on bulletin boards and elevators on 7/17/21 at 11:00 PM.

Mary brought up the following items:

1. The pool lock and rear gate have been damaged. It should be locked from dusk to dawn. Replacement parts need to be ordered. The back door to the pool can't be used. Sign to be put up.
2. Unit 506 needs to be notified that he can't leave debris in the hallway.
3. Elevator is down again. Need to find out what is causing the problems in addition to the incorrect usage by contractors. Tim said there is a customer portal that we can access to see the history of the service reports for ourselves. He will get the ID and password and give to the Board.

O.E. Olsen & Associates, INC. Report – February 24, 1998 (copy is included in these minutes)

The purpose of the meeting for 7/20/21 was to discuss the Olsen report from 1998 regarding the water mitigation of the south masonry wall and the windows in the west wall of 644 Island Way-Bay House. The stated purpose of the inspection was to determine, if possible, the cause of the leaking that occurred in that part of the building.

The Olsen Report was read by Mary and discussion followed. Questions asked by unit owners included:

1. Was the repair suggested in the report ever done and were the windows replaced. Answer was no. The weep holes were cleaned out in case of hurricane and metal was bolted over the weep holes to stop the water intrusion.
2. When was the last time the building was painted and who was the contractor in case there is still a warranty? Answer is- It was last painted in 2009 and the warranty has expired.
3. Mary requested that a copy of the Olsen report be included in the minutes for this meeting (7/20/21)

Other Items Discussed

The bottoms of the bump outs on the first floor got wet and water got behind the boxes. We need to ask David Asner if the bottoms of the bump outs are rusting.

Richard Beninati (405) stated that he has some leaks in his walls when it rains. Discussion regarding Dri-lock use in prior years.

Water issues with the Side Entrance and 8th floor as well as Cracks near the wall in the pool area were discussed.

Board is planning to get three Structural engineer estimates. Cost could be as much as \$20,000.

Richard Beninati asked if the Board knew the amount of the assessments so he could plan on the expense. Answer was: The final proposal numbers are being submitted and the unit total should be close to the numbers on the list of proposal expenses.

Richard also asked questions regarding the boat lift and his slip as he is selling his boat. Also asked question about unit rental and how many units are currently rented. Three are currently rented out of 9 available to be rented.

Unit 506 owner asked questions about painting, power washing damage and who decides if there is an assessment and what the per unit assessment amount will be. Answer is the Board decides both.

Meeting adjourned at 7:14 PM. Motion by Mary, seconded by Luz.

Next Board Meeting is Monday 7/26/21 at 6:00 PM.

O.E. OLSEN & ASSOCIATES, INC.

STRUCTURAL ENGINEERS

3342 TYRONE BOULEVARD
ST. PETERSBURG, FLORIDA 33710

February 24, 1998

BAY HOUSE CONDOMINIUM

644 Island Way
Clearwater, Florida 33767

Attn: Ed Tsaprazies
Re: Bay House Condominium
Wall and Window Leaking

Dear Mr. Tsaprazies:

On Tuesday, February 17, 1998, I made a partial inspection of the south masonry wall and of windows in the west wall of the referenced building.

The purpose of my inspection was to determine, if possible, the cause of leaking that occurs in this part of the building.

It is my opinion that leaking in the south wall is occurring as a result of cracks in the stucco that have developed at the intersection of the masonry wall and soffit of the concrete floor slab. This location is typically troublesome under ordinary conditions but the method of construction used in this case invites problems. The projecting masonry forms a ledge and a change in plane of the surface. The ledge tends to "catch" water while the change in plane encourages cracking of the stucco. All of this of course occurs at the most difficult part of the wall for the mason to obtain a good tight joint.

Under a driving rain, the wind forces the water through the cracked stucco and into the cell of the hollow concrete masonry wall. The water flows down the interior of the wall until it reaches the floor slab below. As the water accumulates, it seeps through the bottom mortar joint and follows the "path of least resistance" into the building.

In all probability, a similar process occurs at the southwest corner column.

It is possible that this condition could be corrected through the use of a properly applied elastomeric coating in conjunction with a compatible brush-grade patching material.

The wall should of course be power washed before proceeding. The strip of wall at the floor slabs should be coated about two inches above and below the slab with the brush-grade patching material. A strip of wall and column about six inches wide should be coated with the same material where wall and column intersect. The entire wall should then be coated with a good elastomeric coating. Porter Paint Company, Sonneborn Building Products and other coating companies make acceptable waterproofing materials. It is extremely important that a reputable contractor be used. I call your attention to the fact that this is not always the low bidder.

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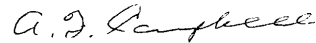
Re: Bay House Condominium
Wall and Window Leaking

It is my opinion that the window wall should be replaced in its entirety. You may be able to "Rube Goldberg" a repair but I do not believe you will be happy with the results. It appears to me that the bottom portion of the window wall is rusting badly from the inside and will have to be removed and replaced under any procedure attempted. The caulking of window wall to adjacent masonry should be completely removed and the joint re-caulked. Certainly the original weep holes provided in the window wall assembly should be cleaned out and made to function as intended if possible. Unless this is done, the window will continue to leak.

It is my opinion that proper repair to the windows may cost as much as new windows. If new windows are considered, I suggest that you use double-hung windows that "tilt" to the inside for cleaning.

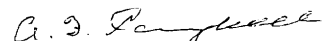
If you have questions concerning points raised or opinions expressed in this report, please feel free to call at any time.

Sincerely,



A. F. Campbell, P.E.
Fla. Reg. #3421

AFC/vc



2/24/98