

Island Point Condos No. 1

Minutes of meeting 3/8/2021

Call to Order at 6:05 PM by Mary.

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 3/6/21.

Minutes from 2/1/2021 and 2/8/2021 board meetings were read by Karel Rolli. Request by Craig to change the date for end of the new parking space year from 2021 to 2022 in 2/1/2021 minutes, seconded by Mary. Motion to approve minutes for both meetings made by Craig Parsons, seconded by Luz Camacho.

Treasurer's report was read by Tim Hendrix from Ameritech Management for Treasurer John Schmidt who was not able to attend the meeting.

Old Business

Paint Project

Mary listed the following as units that have problem windows: 104,304,103,303,403,302,502, 504, and 503. Painters are going to finish the pressure washing and start back where they began to clean the splatter, paint and fix windows. The jammed windows will be fixed. The exterior side of the doors is included. The roofing company is coming to look at the leaks on 7th floor with Tim to determine what the solution might be.

Fire Communication

Tim reminded the Board that the updates for the fire communication project are required to be completed by 12/31/2021. Estimates for the equipment were \$39,000-\$40,000 for Siens (CSS), \$55,000 for the old estimate from a year ago and \$103,000 for ADT. Tim let Board know that they could do a re-test for \$150 if they wanted a second opinion. With equipment on roof, Board discussed having Mary provide a roof key to Tim. Tim discussed having all of the alarms etc. done by one company (CSS) to make it easier and possibly cheaper. Piper did not renew the pump certification. The CFC Inspection is up to date.

Fine Committee

The fine committee has been established. Members are Stacy Schmidt (401), Gordon Scherer (407), Judy Poole (304). The procedure is that the Fine Committee submits recommendations to the Board and Management Company. The unit owner has 14 days to comply and bring the issue into compliance or go before the Board.

Electric Trench

Wilbert will do this for the light out front.

Cut Rite Contract

New agreement is for 39 weeks of the year. Old cost was \$1065 and the new cost is \$1241. Mary and Luz are having a meeting with Cut Rite on Wednesday 3/10 at 1:00 PM to discuss the bougainvillea. They were sculpted today (3/6), hibiscus need to be trimmed.

Storage

Mary discussed status of the storage unit moves. All moves have been completed except two problem units on 6th floor. Location of storage units is by seniority on each floor with the 2 most senior units getting the storage units by the trash chute. The new locations are permanent and do not change when the unit is sold.

Boat Slips

Discussion about restrictions from Florida EPA regarding distance anything can stick out past the dock poles and the current lease Island Point Condos No. 1 holds with them. The current lease is good through 2025. We may be able to extend the lease. Craig will research to see if we can extend the lease.

Grill

Replacement of current grill was discussed. Since unit owners don't take care of the grill after they use it, the grills don't last very long. Mary brought up the possibility of not replacing the grill and others said that the common grill is the only way anybody can grill outside so maybe the Board could look at replacing the current grill with a commercial model. Board agreed that it would see what solutions are available.

Parking Spaces 27-40

All units who needed to change parking spaces have done so. Mary discussed why owners aren't allowed to back into their spaces that are near the bushes. The exhaust from the vehicles damages the landscaping.

Shampoo Carpet

Carpets for Floors need to be cleaned. The last time was 4 years ago. Chris (Dry Solutions) did it last time. Tim will get quote.

Awning, Pavers, Front Doors

Priorities for projects for awning replacement, pavers and front doors were set. Since the awning was taken down for the painting project and is not in condition to be put back up, it was decided that #1 project is the awning replacement, #2 is pavers and #3 is the front doors. A new process that bakes paint on front doors at a reasonable price was discussed and information will be gathered.

New Business

There was no new Board business.

Questions from unit owners:

How to get a FOB- arrangements were made for them to get from John Schmidt

Will the dirt out front get replanted? Mary and Luz answered that it will be re-planted after the painting is done.

What is the plan to cover the pool when that end of the building is painted?

Mary reminded everyone that the front doors need to be kept closed and unit owners should know who they let in if someone is asking to get through the second set of front doors so we know who is in the building at all times.

The Next Board meeting is set for 4/12/2021 at 6:00 PM.

Meeting adjourned at 7:07 PM. Motion by Mary, seconded by Craig.