

Island Point Condos No. 1

Minutes of meeting 5/10/2021

Call to Order at 6:00 PM by Mary.

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

Confirmation that meeting was posted on bulletin boards and elevators on 5/07/21.

Motion made by John to approve the Board meeting minutes from 3/8/21, seconded by Karel. Approved.

Treasurer's report was read by Treasurer John Schmidt. Overall operating funds \$123,819.82. Total reserves \$67,743.30 (elevator reserves are in the negative), Boat Slips account from David will \$11,827.53.

Mary let unit owners in attendance know that there will need to be an assessment in the future. At this time the amount and date are not known.

Old Business

Awning, Pavers, Front Doors

At this time, the awning project is on hold until the painting project is finished. Discussion had regarding asking for revised proposals from all 3 awning companies with the same length and material so they can be properly compared.

Paint Project

Board, Tim Hendrix and David, owner of the painting company held a conference call for all to participate in. Tower update, stack schedule, list of finished units for window and glazing payments, units who have windows that don't open, making sure there is one entrance/exit available at all times were discussed. Weekly report from David to Board will continue. David will give us a one week notice for unit owners as to which stack is being painted.

Fire Communication

Confirmation received that the date for compliance with Clearwater Fire Dept has been moved to 2025. Tim suggested that we start in 2024 to do the test to see what we need for compliance.

Fire Pump

The fire pump at the street failed inspection. It has to be replaced. The Board approved the estimate for repair as it is a life safety requirement to have it working. Piper invoice is \$3043.50.

Fire Alarm

CFC did the initial inspection of the alarms in building and 11 of the horns were not working. Estimate approved by Board to bring the system into compliance. Invoice is \$861.

Boats, Slips and Docks

Two estimates for dock repair were received. There is a difference of opinion about the need to replace the pilings which caused a large price discrepancy between the two estimates. This project is also on hold until the painting project is finished. In the interim, Wilbert will be asked to repair the boards and dock

Covid Regulations

Since Florida and Pinellas County have rescinded their mask mandates Board needed to decide what building policy will be. Board voted unanimously to rescind mandate for the general areas of the building. Unit owners can do what they wish with people entering their units

Renting After One Year of Ownership

Discussion regarding ability of new owner to rent unit after owning one year. Information will be gathered for future meeting. Tim will contact people who gave prior information.

Other Business

Shampooing of hall rugs was discussed. For now it will be put on list of items to do.

Currently of the 9 units allowed to be rented, 4 are rented and 5 are available.

The Next Board meeting is set for 6/7/2021 at 6:00 PM.

Meeting adjourned at 7:00 PM. Motion by John, seconded by Mary.