

Island Point Condos No. 1
Minutes of meeting 11/15/21 Draft

Meeting was called to Order at 6:01 PM by President Mary Giuffreda.

Roll Call- Mary Giuffreda, President; John Schmidt, Treasurer; Luz Camacho, Vice President; Craig Parsons, Director; Karel Rolli, Secretary; Tim Hendrix, Ameri-Tech.

Confirmation that meeting was posted on bulletin boards and elevators on 11/12/21 at 1:40 PM.

Mary announced the following prior to the meeting:

1. The dock is now open
2. Specialized is cleaning up the property as they finish each area and will clean a final time when the project is finished. David from Specialized will be on site on Tuesday afternoon if anyone has questions.
3. The front door is now working after John fixed it.

MEETING

Mary made a motion to accept the Board meeting minutes from 10/18/21. Seconded by John. Approved.

John read Treasurer's Report (attached to minutes). Report will be available on the web site.

Tim read the Manger's Report (attached to minutes) and let everyone know that the Manager's report will also be available on the web site.

BUSINESS DISCUSSION AS FOLLOWS:

Piper Fire Protection

Discussion was held regarding approving Piper Fire Protection Proposal to do all of the fire monitoring services for Bay House for \$1600 per year. Mary made a motion to accept the proposal, seconded by John. Approved.

Engineering Report

Discussion was held regarding the previously discussed hiring of a structural engineer to confirm that there are no structural issues with the Bay House building. After the discussion, Mary made a motion to elevate the research for a structural engineer and table the discussion until a future meeting. Seconded by John. Approved.

Pool Heat Pump & Chemical Feeder

Discussion was held regarding the replacement of pool heat pump which is necessary now, and why Anchor Pool and Hawkins both have to work on the project. We are getting 3-year warranty. John made a motion to approve Anchor Pool and Hawkins to do the work, Mary seconded. Approved.

Replacement of the chemical feeders was discussed. John made a motion to approve replacement of the chemical feeders, Mary seconded. Approved.

Parking Policy

Karel read the final changes to the parking policy. Mary made a motion to approve the parking policy, John seconded. Approved.

Hanging items on common area walls and patios & Patio Lights

Mary read the language from the Cond Docs regarding not being able to hang items or change the appearance of the common area walls on the patios without asking the Board of Directors for permission.

New, updated patio lights that will be hung on the outside of the patio units were shown by Luz.

Cadence Bank Representative-

Cadence Bank Representative will be re-scheduled to a future meeting.

Rules and Regulations

Discussion was held regarding unit owners who move into their units and do not turn paperwork in to the Management Company prior to moving day. Violation letters will be sent by the Management Company to the offending unit. John suggested we might want to create a Top 10 list of the items that cause the most problems to be given to new owners in their packet.

Misc. Building Items

Unit owner asked if there is a way to put a motion sensitive light in the trash room so they don't have to enter the dark. Board agreed to look to see what can be done to get a motion light in the area.

Budget Approval Meeting is Monday November 22,2021 at 6:00 PM in the Building Conference Room.

The next Board of Directors Meeting will be Monday December 13, 2021 at 6:00 PM.

Mary made a motion to adjourn the meeting at 7:03 PM. Seconded by John. Approved.

Respectfully Submitted,
Karel Rolli
Secretary