

Island Point Condos No. 1
Minutes of meeting 10/18/21

Meeting was called to Order at 6:04 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 10/16/21 at 2:05 PM.

Mary made a motion to accept the Board meeting minutes from 9/14/21. Seconded by John. Approved.

John let everyone know that the Treasurer's Report will be on web site on Tuesday 10/19/21

Tim let everyone know that the Manager's report will also be on the web site on Tuesday 10/19/21. Tim Distributed a task list he has created to track the items that the Board has requested from Ameri-Tech and Tim.

BUSINESS DISCUSSION AS FOLLOWS:

PET POLICY

The Pet Policy changes that were tabled from the 9/14/21 meeting were discussed. The pet walking areas on the premises were defined as: the area near the kayaks, the area near the pool and the area around the stand containing the bags provided for dog waste. Mary made a motion to approve the Pet Policies to include the defined areas for walking. Seconded by John. Approved.

BOAT LEASE POLICY

The suggested changes that were reviewed and tabled at the 9/14/21 for the boat policy were reviewed. The change gives a 45-day grace period to unit owners changing boats to retain their slip. Because of the current supply conditions, if a unit owner has purchased a boat and provides proof that it is under contract, the 45 days may be extended. Mary made a motion to approve the Boat Lease Policy. Craig seconded. Approved.

PARKING POLICY

The suggested changes that were tabled at the 9/14/21 meeting were reviewed. New language was discussed regarding changing the vehicles that are Permitted to be parked in reserved parking spaces. Station wagons will be deleted and "street regulated, licensed and insured vehicles" will be added. Discussion followed regarding how the parking policy works regarding the yearly changing of parking spaces; full time or part time unit owners and renters parking spaces; how unit owners can exchange parking spaces and how a unit owner can sell their parking spot if they choose. Further changes need to be made to the parking policy so it was tabled until the next Board Meeting.

CHANGES TO RULES AND REGULATIONS

The suggested changes that were tabled at the 9/14/21 meeting were reviewed as well as the clarification regarding items that should not be placed in the trash chute. Mary made a motion to accept the Rules and Regulations change. Seconded by John. Approved.

RENTAL UNITS ONE YEAR OWNERSHIP

Tim gave an update on progress of the 14-day notice that is required to be sent to all unit owners regarding having to own a unit for one year before being able to rent the unit. The Attorney is reviewing the notice before it is sent to each unit owner via mail for a vote.

FOBS/KEYS AT CLOSING

Discussion was held regarding how new unit owners get their FOB's and or keys from previous owners and how they need to get returned and re-programmed for the new owner.

UNIT 305 WINDOW APPROVAL

Discussion was held regarding the paperwork for unit 305 to replace windows, and where the work permits need to be placed. Mary made a motion to approve the windows. Luz seconded. Approved.

AWNINGS

The pricing that was accepted by the Board for the new awnings has gone up due to the time that has elapsed since the bid was made. Karel and Luz are going to contact the three companies that submitted original bids for the awnings to get updated bids for the November meeting.

ELEVATORS

Shindler Elevator Company was notified by Ameri-Tech that we are terminating our contract with them. They were told that they could submit a new quote by October 1, 2021 to Ameri-Tech. Rite Way Elevator submitted a proposal to the Board by October 1, 2021 to be our new elevator vendor. After Board review, Mary made a motion to approve the contract submitted by Rite Way Elevator. John seconded. Approved.

ELEVATOR PADS

The issue of making sure that the elevator pads are taken down at 5PM on Friday so they are not up on the weekends was discussed. The \$25 fee for Wilbert to make the trip back to the Condo Friday at 5 to remove the pads was discussed. It was decided that taking the \$25 fee from the deposit paid by the unit owner who is moving or renovating would be the best way to pay for the service of getting the pads removed (service is only charged if the pads can't be removed by Charlie during the day on Friday and Wilbert has to make an extra trip). Mary made a motion to take the \$25 fee from the deposit. Seconded by Craig. Approved.

CHANGING BANKS

John (Treasurer) asked Board to consider changing banks from BBT to Cadence Bank to avoid transaction fees and learn about things that other banks are doing. John suggested that he could have a representative of the Bank attend the November meeting to make a presentation and answer questions. Board agreed to hear from Cadence Bank.

Motion to adjourn meeting was made by Mary at 7:16 PM. Seconded by John. Approved.

Respectfully Submitted,
Karel Rolli
Secretary

