

Island Point Condos No. 1  
Minutes of meeting 9/14/2021

Meeting was called to Order at 6:11 PM by President Mary Giuffreda.

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

Confirmation that meeting was posted on bulletin boards and elevators on 9/11/21 at 10:45 PM.

Mary made a motion to accept the Board meeting minutes from 7/26/21 that had not been approved. Seconded by John. Approved.

Mary made a motion to accept the Board meeting minutes from 8/23/21. Seconded by John. Approved.

John read the Treasurer's report. Overall Operating funds \$ 95,510.90. Paint Reserves -\$14,220 (all reserve funds will be replaced once the assessment collections are made). Boat Slip account \$14,220. (Copy attached)

Question from owner regarding why the insurance for the building is so high and if we can look for someone less expensive. Discussion followed regarding general Florida insurance rates and increase in cancellations with no reason

Tim read Manager's Report (copy attached).

Mary asked the following after the Manager's report was read:

1. What is the status of unit 207- an interview needs to be scheduled.
2. Board needs to know what window painting/glazing costs have been requested and paid for by unit owner- Tim passed out spreadsheet with the information included.
3. Elevator pads not being removed on Friday at 5 PM for the weekend is an issue. Contractors don't know if they are the last to use them so they leave them up. It was decided that Wilbert will be asked to check on Fridays at 5 PM to make sure pads are down.
4. The back door slamming complaint has been addressed and a new closer has been installed. Because of the wind etc. it didn't make much of a difference, Unit owner will be notified.
5. Lock boxes on bicycle area gate were discussed. The majority felt that just the realtors should use the lockboxes as it has always been.

Mary stated that the agenda order will be changed from the one that was passed out at the meeting.

**650 BUILDING USING CONFERENCE ROOM**

Association for 650 Island Way building has asked to use our conference room for their monthly meetings. List of considerations that need to be met to use the room includes no Monday night meetings, special access to allow them in building only for their meetings etc., chairs and clean-up after meetings was read. Mary made a motion to accept the rules, seconded by John. Approved.

### **RENTAL UNITS ONE YEAR OWNERSHIP**

Mary explained that the new rule means that a new owner can't rent their unit for a year after purchase. Discussion included how many rental units are allowed in building, how many are currently rented and what other units in the area are doing about this subject. A 14-day notice is required to be sent to all owners via mail for a vote. It can't be a Board decision. Mary Made a motion to send the 14-day notice and vote to unit owners. Seconded by John. Approved.

### **AWNING**

The original estimate for the replacement of awnings is more than \$3,000 over the original estimate since it is more than 3 months old. Discussion followed regarding getting new quotes from all 3 vendors so we can compare all costs at current prices. Question was asked by the Board if the cost increase can be paid from the 10% overage amount that was included in the assessment. The Awning project is tabled until the next meeting to get new estimates.

### **PET POLICY**

Unit owner asked why the section regarding where pets could relieve themselves was deleted from the new pet policy because it now doesn't agree with condo docs. Tim stated that the rules and Regulations have to agree with the condo docs. It was suggested that the section that was deleted will be put back in the new pet policy. It was decided that Pet Policy would be tabled until the next meeting.

### **BOAT LEASE POLICY**

Discussion regarding the change that was added giving a 45-day grace period for an owner changing boats. Because there can be a longer than 45 day waiting time for boat delivery under current supply conditions, Discussion was held regarding adding that the new boat can also be under contract. Tabled for future meeting.

### **PARKING POLICY**

Discussed how parking policy works regarding the yearly changing, how unit owners can swap spots and how a unit owner can sell their parking spot if they choose and the paperwork that is necessary. It was decided that it needed to be clarified in the parking policy so it is tabled until the next meeting.

### **CHANGES TO RULES AND REGULATIONS**

Changes to the Rules and Regulations were read (Copy Attached).

Discussion followed regarding the trash chute section and how to word the regulation better. Rules and Regulations changes were tabled until the next meeting.

### **OTHER BUSINESS**

#### **ELEVATORS**

Estimate from Rite Way Elevators has been submitted to be the new elevator vendor. Shindler Elevator Company is our current vendor and Board doesn't feel they are getting the best possible service and pricing. Discussion followed regarding getting multiple quotes for a new elevator vendor, not just Rite Way. If the Board is going to terminate Shindler, it has to be done by October 1, 2021. John made a motion to notify Shindler that we are terminating our contract, and they can submit a quote to be sent by Ameritech by the October 1, 2021 deadline. Mary Seconded. Approved

**BOARD BUDGET MEETING**

The Board Budget meeting meeting will be held on Monday 10/18/21 at 10 AM at:

Ameri-Tech Community Management  
24701 US Highway 19 North Suite 102  
Clearwater, FL 33763

Unit owners are welcome to attend.

**NEXT BOARD MEETING**

The next Board Meeting will be on 10/18/21 at 6:00 PM at 644 Island Way.

Mary and Luz will be gone for the next two weeks, Tim will be the “fill-in” person for them.

Air Conditioners and thermostats were discussed regarding temperature on first floor still warm. Will address the issue if it is still a problem after the new thermostats are installed.

Motion to adjourn meeting was made by Mary at 7:29 PM. Seconded by John. Approved

Respectfully Submitted,  
Karel Rolli  
Secretary