

Island Point Condos No. 1- Approved
Minutes of 4-25-22-Board of Directors Meeting

Meeting was called to Order at 6:02 PM by President Mary Giuffreda.

Present: - Mary Giuffreda, President; John Schmidt, Treasurer; Luz Camacho, Vice President; Karel Rolli, Secretary, Tim Hendrix, Ameri-Tech, TC Sayles, Ameri-Tech.

Confirmation that meeting was posted on 4/23/22 at 1:29 PM.

A motion was made by Mary Giuffreda to approve the Minutes from 3/28/22 Board meeting. Seconded by John. Approved.

Treasurer's Report is on the web site.

Manager's Report from Tim/Ameritech is also posted on the web site.

Business

Bikes/Bike area

It is time for the yearly cleanup of the bike area. All bikes need to be in working order and tagged with the proper unit number by 5/25/22 or they will be removed. The possibility of moving the bike area will be discussed at a future Board meeting.

The shopping carts have been moved to the bike area due to Fire Marshall decision that they can't be stored in the trash room. Foam has been put on the sides of the carts to prevent damage to the new paint. Discussion regarding whether the Association should keep the shopping carts or if individual unit owners should purchase their own. Owners who use the carts told the Board why the carts are useful to them. A vote from unit owners will be taken before the May Board meeting to decide whether the carts stay.

Piper Proposals

Two Piper Proposals were given to the Board. One for \$1715.62 for repair of OSY valve and one for \$2571.00 for repair of fire pump. The total for the two proposals is \$ 4286.62. Mary made a motion to approve the two proposals for \$4286.62. Seconded by John. Approved.

Elevator

Tim reported that Rite Way elevator has been asked to provide hard copies of service reports so the Board knows what repairs were made. They have also made Tim aware that they are revamping the service reports to improve the communication. Mary asked if we have access to the Rite Way portal yet and Tim let Board know that they do not have a portal.

Pool Awning

The pool awning was damaged during the last wind storm and can't be used. We will send out a blast e-mail to let unit owners know. Discussion was held regarding the replacement of the awning. The awning can't be fixed and needs to be replaced. The estimate to replace the awning is \$2,052.00. Discussion regarding eliminating the awning and replacing with umbrella tables followed. A unit owner let the Board know that she uses the awning on sunny days with a chaise lounge chair. If we replace with umbrella tables, her chair will not fit under the umbrellas to provide shade. The Board has agreed to

look into options for the awning. Karel volunteered along with her husband Rick to look at options and pricing to present at the May Board meeting so a decision can be made.

Light Fixtures- All Floors

The light fixtures were replaced on the 4th floor. At the 3-28-22 Board meeting it was suggested that all floors should have the lights replaced to match the 4th floor...except the lobby. The cost for the 4th floor was \$272. The cost to do the other 5 floors is \$1360 (2-3, 5-7). Wilbert will replace the lights and will paint the ceiling where the old fixtures are removed before putting up the lights. Mary made a motion to approve the \$1360 to replace the lights. Seconded by Luz. Approved.

Landscaping-

Estimates from Cut Rite Landscaping were presented to the Board and explained by Luz for the landscaping committee. Plans for front beds and circle area were discussed. The plan for new mulch and replenishing the rock beds along the building were discussed. The mulch needs to be ordered before the next Board meeting at the end of May. Another estimate will be given to the Board within the next couple of weeks. Discussion followed regarding approving a budget for the landscaping now since the cost will be about the same for whichever vendor is chosen. The cost will be approximately \$4,000. Mary made a motion to approve a maximum budget of \$4,000 for the mulch and rocks. Seconded by John. Approved. The bottlebrush tree will not be removed, it will be trimmed differently. The landscaping work will be done taking into consideration the timing of the roof work on the building in June-July. Mary also asked what is being done for unit 108 patio sprinkler.

Kayak Status

Rey and John rebuilt the kayak stand. The new stand holds 6 kayaks. If additional unit owners want to store a kayak, another stand will need to be built and costs paid by those unit owners.

Carpet Cleaning

The carpet cleaning was completed on floor 1 & 7. The Board received an estimate of \$840 to clean the carpet on floors 2-6. A discount was given for doing the rest of the floors at the same time. Mary made a motion to accept the estimate of \$840 from T. Bowe's Carpet. John seconded. Approved.

Front Door Awning

The flashing at the front door has been added at no cost by Blue Wave awning. The awning has been put back in place and the hole is gone. The front awning project is completed.

Re-decking of the Dock-

The final work is being done for the dock. The re-decking is complete and the company is going to use leftover materials and build a bench for the dock at their cost. The leaks have been fixed and vertical posts have been put in for the future railing. The cost difference for the repair issues and leaks is \$4100. Mary made a motion to pay the additional \$4100. Seconded by John. Approved. A new sink will be installed by the Association (Luz and Rey volunteered to do the project).

Mary made a motion to Adjourn at 7:07 PM. John Seconded. Approved. Meeting adjourned. Next Board Meeting will be 5/31/22 at 6:00 PM.

Respectfully Submitted,
Karel Rolli
Secretary