

Island Point Condos No. 1- Approved
Minutes of 6-20-22 Board of Directors Meeting

Meeting was called to Order at 6:04 PM by President Mary Giuffreda.

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

Confirmation that meeting was posted on 6/18/22 at 7:45 AM.

Before the meeting was called to order, President Mary Giuffreda discussed the following items:

1. Thanked Rey and John for their hard work on the benches on the dock and the landscaping committee for all of their hard work on the front of the building and trimming.
2. Let everyone know that the roof work is now scheduled for August which will affect the timing of some of what the landscaping committee needs to do.
3. Reminded everyone of the move in/move out policy.
4. Discussed the window paint payment reminder notices sent to the 3 units that have not paid their window fees Any non-payment after the notice will be sent to collections.
5. Nature Zone has sprayed in the building

A motion was made by Mary Giuffreda to approve the Minutes from 5/31/22 Board meeting. Seconded by Craig. Approved.

Treasurer's Report is on the web site.

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

Business

Dock & Benches

Thank you to Rey who fixed the faucet by slip 5. Dock looks good, cleats still need to be installed. The benches are installed on the dock, thank you John & Rey. The Association purchased one bench and unit owners donated the cost of the 2nd one.

Pool Awning

The replacement pool awning will be the same color as the one it is replacing. The pool furniture will match and it was ordered as a replacement. Several suggestions were made to inform unit owners how to use the awning and when not to use it. It was suggested that we put an instruction sign by the awning with instructions, similar to the one by the pellet grill. Board will work on a sign.

New Florida Condo Law Inspections effective 2025

TC went over the new condo regulations that are effective in 2025. She indicated that some of them may be changed by 2025 as there will be legal distinctions made on some of the items. After discussion of some of the items, the Board asked TC to go back to the engineering firm that just did our engineering report and ask them to review our report to make sure we are addressing/fixing all items needed. By using the firm that we just used, we will save money because they don't have to start all over.

All condos over 3 stories high are affected. These condos must be fully funded by 2025. We are not fully funded. As part of the new regulations, reserves must be only for the project they are for. Example: roof reserves can't be moved to or used for painting reserves. We need to figure the reserves by adding a percentage to the prices paid in the past few years for each project. Example roof project was \$153,000 the last time we replaced it so we need to figure current cost for future reserves.

Landscaping

After discussing Dennis's landscaping proposal, the Board is going to get two additional quotes to compare costs. Budget of \$4100 was approved at May Board meeting for mulch and other items if needed before the roof is finished. The revised date for the roof work is August.

Elevator

We have aging elevators that are difficult to repair and we will need to update them. Rite Way has submitted a report to the Board of how the updating can be done in stages so current repairs will be compatible with future needs. An elevator consultant has been suggested by Rite Way to help assess our current elevators and make suggestions about the upgrading.

Bulk Insurance Package

This is no longer available

PRS Pipe Lining

The Board received a proposal from PRS pipes regarding the status of the pipes in the building and recommendations including lining of the pipes to protect from future issues. The Board felt that we should get a second proposal and compare to PRS.

Board Workshop to Discuss Elevator and PRS Pipe Lining

Mary suggested that the Board should have a Board only workshop to discuss the elevator and pipe lining proposals with Rite Way Elevator and PRS company. Company presidents for each company need to be at the meeting. One hour for each company and then Board discussion. Both Projects are major projects and the Board needs as much information as possible to decide the next steps. The Board Workshop is scheduled for 8/1/22 from 10:00 AM-12:30 PM.

Lease Updates Boats/Condos

Leases for units 106, 107, and 306 need to be updated. Craig suggested that we revise the boat lease form so it doesn't have to be completely filled out each year. Board will consider.

Shopping Cart Survey

The Board sent a survey to all unit owners regarding the elimination of the three shopping carts for the building. The vote was 26 to keep them, 24 to eliminate them and 6 units did not vote. The shopping carts stay.

Misc.

A Unit Owner asked if there would be an assessment in the future with the elevator and the pipe lining costs needing to be addressed. He requested that as soon as the Board has any idea of when the assessment would be and the amount, they communicate with unit owners so they have time to plan. Mary reiterated her comment from the 5/31 Board meeting that there could be an assessment in 2023 based on these items. The Board will update if/when the anticipated costs become a reality.

Mary made a motion to Adjourn at 7:18 PM. John Seconded. Approved. Meeting adjourned. Next Board Meeting 8/22/22 at 6:00 PM.

Respectfully Submitted,
Karel Rolli
Secretary