

Island Point Condos No. 1- draft
Minutes of 12-15-22 Board of Directors Revised 2023 Budget Meeting

Meeting was called to Order at 6:00 PM by President Mary Giuffreda.

Present: Mary Giuffreda, President; John Schmidt, Treasurer; Paula Wilhelm, Vice President; Karel Rolli, Secretary; Craig Parsons, Director; Phil Colettis, Ameri-Tech.

Confirmation that meeting was posted on 12/13/22 at 11:30 AM.

Mary made a motion to approve the revised minutes from 11/30/22 Board meeting. Minutes were changed to reflect an incorrect meeting date of 12/1/22. John seconded. Approved.

Minutes from 12/6/22 meeting were submitted but not voted on. Discussion regarding an item possibly missing from the minutes ended by withdrawing the minutes until the January 2023 when they will be presented.

President's Report

The following were discussed in Mary's report:

1. The deadline for unit owners to give new keys to Board members to replace current keys or add new keys was December 10, 2022. A blast e-mail was sent to all unit owners. Karel did not receive any communication or keys and Mary received response from one unit owner.
2. The 03/04 stack issues were discussed, as well as the communications from Disaster Recovery to the unit owners involved in the project. Dates and times for work in the units will be handled directly with the unit owners. by Disaster Recovery. Unit owners who have opted to do their own repairs will be required to sign paperwork /waiver that they are not part of the insurance program with the other unit owners.

Board Approval & Adoption of Corrected 2023 Annual Budget

Mary made a motion to approve and adopt the corrected 2023 Annual Budget. Seconded by Craig. Approved.

Approval of Elevator Vendor Bid

John stated that after looking at all of the bids for the Elevator project, Fujitech is the company we want to hire. One reason is that they are \$100,000 less than the other quotes the second reason is that they will use a second riser to make sure we always have one working elevator during the project. The length of the project is projected to be 37 weeks. Their quote is \$398,549.

Termination of Rite Way contract

The Fujitech contract will cover the elevator project and maintenance once the project starts so we will need to terminate the current Rite Way contract. We Need to determine what the process is to terminate. Will keep Rite Way until Fujitech contract starts. Fujitech will do the elevator maintenance going forward after the project is finished. Ameri-tech will research the termination of Rite Way contract and let us know what needs to be done.

Enforcement of Condo Rules & Regulations Documents

The Board engaged in a lengthy discussion regarding condo rules and regulations and what the appropriate level of enforcement for different violations should be. Subjects addressed were:

1. Does each type of violation follow the same rules? What are the differences?
2. How many violation letters should be sent to the unit owner from the Management Company? Discussion followed and it was decided that one violation letter should be sent, a second reminder letter via certified mail should be sent, and if no response or correction is received in 14 days, Phil stated that the violation should go to the fine committee.
3. Phil also stated that if a unit owner breaks a rule, they can be told it is a violation at that time and it can go to the fine committee without written notification.
4. After discussion, it was decided that not all violations are the same and the Board may have to determine the timeline for enforcement of each incident.

Update on Charging of Electric Cars to follow Florida Statute

Board discussed current wording regarding electric cars in our rules and regulations and what we will need to change. Mary read parts of the Florida statute regarding Electric Cars and charging stations and discussion followed regarding how the process of installing individual charging stations would work, who owns the stations and many other questions. It was decided that for now, Island Point Condos, No.1, A Condominium will follow the Florida Statute. A copy of the statute will be attached to these approved minutes.

Mary made a motion to Adjourn at 6:40 PM. John Seconded. Approved. Meeting adjourned.

January Board Meeting to be determined.

Respectfully Submitted,
Karel Rolli
Secretary