

Island Point Condos No. 1- Approved
Minutes of 2-21-22 Board of Directors Meeting (following recessed Special Members Meeting)

Meeting was called to Order at 6:12 PM by President Mary Giuffreda.

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

Confirmation that meeting was posted on 2/18/22 at 3:40 PM.

Mary discussed the following items before Board Business began:

1. It is time to change parking spaces. All changes must be made on Sunday March 6th by 5:00 PM. The list will be posted in the lobby. Cindy does not want the #1 spot assigned to her. Board suggested they would post a note on the bottom of the parking list asking if anyone that has a covered parking spot would like to trade spots, they can contact Cindy.
2. Pet Policy-ESA and comfort dogs. Tim discussed the difference between a service dog and a comfort or emotional support dog and the paperwork required for each. He also let owners know that once the paperwork has been submitted for a guest or owner it is retained by the management company and does not have to be sent a second time.
3. The engineering report was just received and items included will be reported to unit owners.
4. Discussion regarding the sign for the building- Should it say 644 Bay House.....or 644 Island Way like the signs at other buildings around us. Mary made a motion that the sign will say 644 Island Way. Seconded by John. Approved.

A motion was made by Mary Giuffreda to approve the Minutes from 2/7/22 organizational Board meeting. Seconded by John. Approved

John read the Treasurer's Report as of 1-31-22. The operating fund balance is \$120,909. The Reserves are \$61,888. Mary made a motion to approve the Treasurer's Report. Seconded by Karel. Approved.

Tim read the Manager's Report and let everyone know that the report will be available on the web site.

Business

Elevator

The Right Way elevator proposal and the work that needs to be done were discussed. It was decided that Tim will ask Rite Way to prioritize the items that are included in the proposal as to which ones need to be done now, and which ones can wait.

Coastal Services

Coastal Services proposed Service Agreement to inspect and maintain the booster pumps for \$525 semi-annually was discussed. John made a motion to accept the agreement. Seconded by Mary. Approved.

Lining of Water Pipes

Board had discussion regarding the estimates received from Blue Works, SPT and Florida Pipe Lining. Each estimate was a little different from the others. SPT submitted an estimate for \$3700 to run cameras through the pipes to see what shape the pipes are in before doing any work. John made a motion to accept the \$3700 estimate. Mary seconded. Approved.

Urethane Systems Roof

There are spots that need to be patched. 2021 was a rough year for the roof due to the painting project, AC and other items on the roof. No roof maintenance was done in 2021. The Silicone covering needs to be replaced. The cost to fix and re-seal the roof on estimate is \$45,400. There is \$26,000 in reserve for the roof. The estimate to do the elevator roof is \$2800. Mary made a motion to do the polyurethane spraying. Craig seconded. Approved.

Cut-Rite Landscaping Irrigation Proposal-tree removal

The estimate from Cut-Rite for the irrigation requested is \$600. John made a motion to accept the estimate. Seconded by Mary. Discussion regarding the removal of the Bottlebrush tree out front of the building to low stump. No decision was made, it was tabled for discussion at the next Board meeting.

FIRE MARSHALL REPORT- NO STORAGE UNITS INSIDE BUILDING

Tim let everyone know that the Clearwater Fire & Rescue Department results say that all storage units inside our building have to be emptied and can not be used for any storage. The wood shelves, etc. in the storage units must also be removed. Karel will send a blast e-mail to unit owners letting them know that all items must be removed by 11:59 PM on Monday 3/7/22. Anything left in the storage units on Tuesday March 8th will be removed by the Board of Directors.

Application Packet-for Realtors and New Owners use

Application packet with proposed updates were presented to Board. The entire packet will be retyped so it looks more presentable. It will be finished by the next Board meeting on 3/14/22. Mary made a motion to accept the updated packet. Seconded by John. Approved. It will be put on the web when it is finished.

Compliance Hearing Committee

The Board of Directors Policy for the Compliance Hearing Committee was read by Mary. Unit owners wanted to know why we need a Compliance Hearing Committee....and why we need to fine unit owners for repeated violations. Discussion followed. Mary made a motion to accept the policy, Seconded by Craig. Approved.

Re-decking of the Dock

An estimate for the re-decking of the dock in a composite material that will last for 50 years was discussed. Currently the dock does not have a railing and the dock has spots that are questionable for safety and our liability and would be an issue if someone gets hurt. The estimate is for \$21,000...\$6,000 to be taken from the boat fund and \$15,00 from the operating fund. Discussion regarding why we need to spend money on the dock was had by unit owners and Board. John made a motion to approve the \$21,000. Seconded by Craig. Approved.

Windows for unit 505

Unit 505 submitted a request for the Board to approve the Window Depot to install new windows in their unit. Discussion regarding issues with Window Depot was had by unit owners and Board. The request for 505 was not approved.

Mary made a motion to Adjourn at 7:42PM. John Seconded. Approved. Meeting adjourned. Next Board Meeting after Special Members Meeting 3/14/22 which starts at 6:00 PM.

Respectfully Submitted,
Karel Rolli

Secretary