

Island Point Condos No. 1- Draft
Minutes of meeting 1/17/22

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

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

Confirmation that meeting was posted on bulletin boards and elevators on 1/15/22 at 12:39 PM.

Items by Mary before the start of the meeting agenda:

- The painting project has been completed.
- A reminder to all owners that grease from the kitchen, rags and other items are not to be put down the drain as it has caused plumbing issues with the drains and pipes on the first floor. The Condo Association is responsible for the costs of unit repairs when the problem is caused by building pipes.
- Reminder that if a unit owner has guests that stay 30 days or over, they must let the Management Company know and an interview with the guests must be scheduled. Guests that stay 30 days or over are considered as living in the building.
- If you are going to use the grill, please read the instructions and clean it and the area when you are finished.
- Access to the bike area gate will still be via key.
- Jan. 24-Jan. 25 The front entrance will be closed for installing the stamped concrete. Unit owners will need to use entrance by the docks, or gate by the pool.

Mary made a motion to accept the Board meeting minutes from 12/31/21. Seconded by John. Approved.

John read numbers from Treasurer's report which is attached.

Tim read the Manager's Report (attached to minutes) and let everyone know that the Manager's report will also be available on the web site.

Business Discussion As Follows:

Awnings

Mary made a motion to accept the new price of \$15,400 for the awnings and get them ordered before the price goes up again. Seconded by Karel. Approved.

Drywall for 03 Stack

Board received estimates for \$2740 and \$3900 for drywall replacement for damages in the 03 stack. Mary made a motion to accept Dry Solutions quote for \$2740. Seconded by John. Approved. Mary wanted to remind unit owners that they/or someone that they have designated must be in the unit when vendors/contractors are scheduled for estimates or working.

Pipe Lining Camera Scope

SPT submitted an estimate for \$3700 to scope the inside of the pipes to check their status. A decision needs to be made on whether we should line the pipes or replace. Tim explained the process and it was decided that the Board wants a second estimate from Florida Pipeline. Tabled until next meeting.

Dock Piling Wraps

Discussion regarding the status of the dock pilings and the quote of \$11,232 that has been received to wrap the pilings. There is \$15,000 in the Boat fund that can be used for the project. Motion was made by John to accept the estimate and move forward with the project. Seconded by Mary. Approved.

Underwater Lighting System

John received a quote for \$1429.52 to install an underwater lighting system from the same company. Discussion regarding why it would improve the dock area followed. The current spotlight will be eliminated when the new system has been installed. John made a motion to accept the quote. Seconded by Mary. Approved. Funds Will also come from the dock fund.

Amendment for Condo Unit Rental/Lease

Mary made a motion for Ameri-Tech to send the Amendment Notice/Proxy to unit owners by 2/7/22 regarding the fact that a new unit owner can't rent or lease their unit within a year of purchase. Motion was seconded by Luz. Approved. The Notice must be sent 14 days before a vote. Special Board Meeting set for Monday 2/21/22 for vote.

Insurance Loan

Mary made a motion for the Board to sign the loan for \$139,935.15 for the condo insurance. Seconded by Karel. Approved.

Fire Marshall Report

Discussion regarding the recent Fire Marshall's report that included violations that need to be corrected by 2/14/22 when Fire Marshall will return to check included the following:

- Furniture in the lobby on floors 2-7 needs to be removed since they are not fire retardant which could cause thick smoke in case of fire. Items can only be glass or metal. Lobby furniture is ok.
- Fire Extinguishers not having updated tags on them. Tim will contact CFC and Piper to get them tagged correctly.

Rules and Regulations

Karel discussed the merging of several sets of printed material and forms into one in the new Rules and Regulations. No rules or regulations were changed and all match the original docs and amendments. Mary made a motion to accept the updated version of rules and regulations. Luz seconded. Approved.

Electric Vehicles Florida Statute

Tim discussed the Florida Statute that says a Condo Association can't deny a unit owner the right to have an electric charger in their parking space. The costs of installation and monthly electric service are solely those of the owner and not the Condo Association.

Security Camera Request

Unit 107 sent a written request to the Board of Directors requesting the addition of a security camera attached to the wall of the building outside their unit. Mary made a motion to accept the request. Seconded by John. Approved.

The next regular Board meeting will be on Monday 2/14/22 at 6:00 PM.

The Annual Meeting is Monday 2/7/22 at 6:00 PM.

Motion to adjourn was made by Mary at 7:08 PM. Seconded by John. Approved.

Respectfully Submitted,

Karel Rolli
Secretary