

Island Point Condos No. 1- Approved
Minutes of 3-14-22-Board of Directors Meeting (following recessed Special Members Meeting)

Meeting was called to Order at 6:18 PM by President Mary Giuffreda.

Present: - Mary Giuffreda, Luz Camacho, Vice President; Craig Parsons, Director; Karel Rolli, Secretary, Tim Hendrix, Ameri-Tech.

Confirmation that meeting was posted on 3/12/22 at 12:10 PM.

Mary discussed the following items before Board Business began:

1. Reminded unit owners that there is no swimming in the pool at night. We have a permit for dawn to dusk use of the pool from the Clearwater Health Department and can be fined if we swim after dark.
2. The Rules and Regulations state that there no contractor or unit owner is allowed to do work on weekends and there is also no moving allowed on the weekends either. The pads will be removed from the elevators on the weekends.
3. Unit owners walking their dogs outside must have them on a leash.
4. Unit 106 tree blocking view and damaging windows for another unit was discussed. Checking condo docs to verify that unit 106 is responsible for the maintenance of her own plantings.

A motion was made by Mary Giuffreda to approve the Minutes from 2/21/22 organizational Board meeting. Seconded by Luz. Approved

John was not in attendance so Tim read the Treasurer's report. Report does not need to be 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 again. Tim is working with Rite Way to get a list of partial replacement parts that might be done a little at a time as well as the proposal. There will be a Rite Way meeting the week of 3/21 with the Board to discuss reports, calls and other items.

Landscaping-tree removal

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 again. All Grounds will be coming to our building on Tuesday 3/22 so they can do a proposal for landscaping also.

Light Fixture Approval-

The light fixtures on 4th floor were replaced in the lobby (common area). The total cost was \$272 for all of them. That would be \$1360 to match them for lights on each floor. Discussion was tabled until next Board meeting.

Re-decking of the Dock

The cost estimate for the re-decking of the dock in a composite material that will last for 50 years was reviewed. Currently the dock does not have a railing and the \$21,000 that was approved at the 2/21 Board meeting did not include the \$6,000 for a railing. The total cost including the railing is \$27,376.98. Mary made a motion to accept the new cost estimate that includes the railing. Luz seconded. Approved.

Permits for Remodeling Projects in the building

Discussion regarding the type of projects that require permits from unit owners or contractors and at what stage the permits needed should be determined was had. It was suggested that when the permit for remodeling is given to the Management Company, the questions should be asked at that time. Unit Owner is responsible for displaying the permits needed by their contractor or themselves.

Windows for unit 505

Unit 505 submitted a request in February for the Board to approve the Window Depot to install new windows in their unit. Request for 505 was not approved at that time. The request has been reconsidered by the Board and is approved.

Roof Proposal-

The polyurethane spraying of the roof was approved at the 2/21 meeting. The other items in the roof proposal will be discussed as necessary.

Drywall Proposal

A proposal to finish fixing the drywall in units 501, 601, 106 caused by building pipe issues is \$1150.00. Mary made a motion to approve the \$1150.00 amount. Seconded by Luz. Approved.

Compliance Letter- unit 702

Discussion regarding unit 702 stating that his tenant was going to move furniture on Saturday 3/12 even though the rules say no moving on the weekend. No pads were up in the elevator due to late notice. The tenant did not move on Saturday so no non-compliance letter will be sent to unit owner.

Mary made a motion to Adjourn at 7:32PM. Craig Seconded. Approved. Meeting adjourned. Next Board Meeting after Special Members Meeting 3/28/22 which starts at 6:00 PM.

Respectfully Submitted,
Karel Rolli
Secretary