

Island Point Condos No. 1- Approved
Minutes of 3-28-22-Board of Directors Meeting

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

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

Confirmation that meeting was posted on 3/25/22 at 10:20 PM.

Mary discussed the following items before Board Business began:

1. For Safety reasons, the shopping carts can no longer be stored in the trash room. Discussion followed as to where to store the carts. It was decided that they will be stored outside in the locked bicycle area near the building.
2. There are still items in storage areas that need to be moved by 3/31. The Fire Marshall will be returning unannounced and can fine us for the violation.
3. The flashing for the awning will be ready and installed next week at no cost to the association. A pinhole has been discovered in the awning which will be reported by Tim to Rico.
4. When the building insurance was renewed, the agent said there might be a chance for individual unit owners to get a better rate on their insurance if a large group participated. Tim will check.
5. The pool awning needs to be repaired.
6. Carpet will be cleaned for floors 1 & 7 due to leaking pipes.
7. John & Rey are working on a proposal to rebuild the kayak stand.

A motion was made by Mary Giuffreda to approve the Minutes from 3/14/22 organizational Board meeting and 3/14/22 Special Members meeting. Seconded by Karel. Approved

Business

Results of Leasing Amendment

Quorum was reached with 50 votes. 43 Yes and 7 no. Mary signed the form which will be sent to the Association lawyer and filed with the court. The official date is the date it is filed.

Roofing Date

The roof work will be done in June and July. It has been recommended that no landscaping work be done until the roof work is completed.

Landscaping-

In Luz's Absence, Karen reported on the work of the Landscaping Committee and the priorities. The area at the front of the building will be done first and then the circle. Discussion followed regarding the removal of the Bottlebrush tree out front of the building to low stump or cutting it properly and giving it nutrition to get it healthy again. Discussion regarding sprinkler heads and a possible schematic diagram of their location followed.

Re-decking of the Dock-

A revised estimate for re-decking the dock for \$22,060.00 that does not include a railing was presented by John. It will be the same composite material that the original estimate included. Mary made a motion to accept the new bid. Seconded by Karel. Approved.

Roof Lock Box

A lock box will be installed for entry to the roof on April 1, 2022. A code will be given to open the compartment on the box which contains the key to the roof door. The unit owner will be responsible for placing the key back in the compartment.

Renovation Update

1. Unless we have absolute proof a unit owner cannot be charged back for damages incurred.
2. Water leaks from toilet seals, sinks and AC, for wallboard replacement (per Management) must be an insurable event. All drywall replacement from an insurable event must be paid for by the Condo Association per Florida statute.
3. Contractors using outside location to cut tile, baseboard, doors, etc. must use the specific location assigned by the Board of Directors. Rinsing tile grout tools, paint brushes also need specific location. All areas must be cleaned by contractor.
4. Per Condo Docs, a unit owner must hire a licensed plumber or electrician to do any work inside their unit.
5. Removal of elevator pads (by 5:00 pm Friday). Wilbert will remove pads and a \$25.00 fee in addition to deposit paid by the unit owner will be required.
6. Any Elevator key not returned will be a \$25.00 fee to the unit owner.
7. A Contractor or Vendor cannot leave front doors open and must have a front door key from the unit owner. Front doors are to be closed at all times.

Mary made a motion to accept the Renovation Procedure update. Seconded by John. Approved. Will be posted on the web site.

Condo Patios-Limited Common Area

Ownership of plantings on patios of first floor condos and who pays for maintenance of those plants was discussed. Letter was read regarding the fact that the plantings belong to the unit owner and owner pays for their maintenance. The association is responsible for the building, palm trees and irrigation. A complaint was made by a unit owner to Maintenance Company regarding a tree in the patio area that is creating a problem for the unit on the floor above. A letter will be sent to the unit owner regarding the tree on their patio.

Mary made a motion to Adjourn at 6:53 PM. John Seconded. Approved. Meeting adjourned.

Next Board Meeting will be 4/25/22 at 6:00 PM.

Respectfully Submitted,
Karel Rolli
Secretary