

Island Point Condos No. 1- Approved  
Minutes of 5-31-22 -Board of Directors Meeting

Meeting was called to Order at 6:01 PM by President Mary Giuffreda.

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

Confirmation that meeting was posted on 5/30/22 at 11:40 AM.

Before the meeting was called to order, President Mary Giuffreda thanked the Landscaping committee for their hard work on the front of the building and let everyone know that there is now an herb garden.

A motion was made by Mary Giuffreda to approve the Minutes from 4/25/22 Board meeting. Seconded by Craig. Approved.

Treasurer's Report is on the web site.

Manager's Report from Ameritech is also posted on the web site.

**Business**

**Dock**

The final costs for the dock project were \$808.12 over the approved \$26,160.00 due to some unanticipated repair costs. Mary made a motion to approve the additional \$808.12. Seconded by John. Approved. The rope fencing (approximately \$300) and a larger bench to add to the dock (Approximately \$250) is an additional Association expense to finish the dock project. (Luz and Rey are donating the sink, faucet and counter). During the meeting it was suggested that several unit owners offered to donate money towards a second matching bench to the one the Board is purchasing. Two benches will be ordered, only one will be purchased by the Board. Mary made a motion to approve a maximum budget of \$600 for the rope fencing and one bench. Craig seconded. Approved.

**Pool Awning**

The pool awning was damaged and can't be used. At the 4/25/22 Board meeting discussion was held regarding the replacement of the awning. The estimate to replace the awning is \$2,052.00. The Board agreed to look into other options for replacing the awning (Umbrellas and chairs, umbrella tables etc.). Karel volunteered along with Rick to look at options and presented a report tonight. After discussion of the other options, Mary made a motion to accept the \$2052.00 estimate to replace the pool awning. Seconded by John. Approved. TC will take care of placing the order.

**Landscaping Proposals**

After discussion about mulch and several items, the landscaping proposal was tabled to get additional proposals. The majority of the work in front of the building will need to wait until the roof work is completed and the soil will need to be replaced due to contamination from the paint project. At the 3/25/22 Board Meeting, the Board approved a budget of \$4,000 for mulch and rocks when needed.

**Elevator**

Rite Way elevator has been asked to provide hard copies of service reports so the Board knows what repairs were made. They have also made Board aware that they are revamping the service reports to

improve the communication. We have aging elevators that are difficult to repair and we will need to update them. Rite Way will submit a report to the Board of how the updating can be done in stages so current repairs will be compatible with future needs. An elevator consultant has been suggested by Rite Way to help assess our current elevators and make suggestions about the upgrading.

**Bulk Insurance Package**

The insurance company representative was not able to attend the meeting so we tabled the discussion until the next meeting. We had requested bulk homeowner’s insurance rates from our Insurance Company for Individual unit owners. If multiple unit owners purchase homeowners’ insurance from the same company, the rate for each unit might be lower.

**Bikes/Bike area**

All bikes were reviewed by 5/25/22 as noted to owners. Bikes not in compliance were removed.

**PRS Pipes**

The Board received a proposal from PRS pipes regarding the status of the pipes in the building and recommendations including lining of the pipes to protect from future issues. The Board felt that we should get a second proposal and compare to PRS so the pipe project was tabled until the June meeting.

**New Owner Information**

A new name was chosen for the process that gives new unit owners the Island Point Condos information (Rules and Regulations and general building information). The name change to “Welcome New Owner” was suggested by the Board. Mary made a motion to accept the name change. John seconded. Approved.

**New Rules for Contractors During Renovation**

Covering the floor, and taping the covering down from the elevator to the unit being renovated were suggested as new rules for contractors. Also, the unit owner must supply a key to the contractor so the outside doors are not propped open, creating a security issue and wasting of air conditioning. The space for contractors to work outside will be around parking space 27. Electricity will be available. Mary made a motion for the floor covering, owner providing a key and the designated outside work space for contractors. Seconded by John. Approved.

**Lease Updates Boats/Condos**

The list of updates for the boat leases will be updated for the June meeting.

Unit Owner asked if there would be an assessment in the future with the elevator costs and other items needing to be paid. Mary replied that there could be an assessment in 2023 based on these items. The Board will update if/when the anticipated costs become a reality.

Mary made a motion to Adjourn at 7:02 PM. John Seconded. Approved. Meeting adjourned. Next Board Meeting will be 6/20/22 at 6:00 PM.

Respectfully Submitted,  
Karel Rolli  
Secretary