

Island Point Condos No. 1- Approved

Minutes of 11-20-23 Board of Directors Meeting

The Board of Directors meeting was called to order on 11/20/23, at 6:14 PM by President Mary Guiffreda.

Recorded as present were: Mary Guiffreda, President; Gordy Scherer, Vice President; John Schmidt (zoom), Treasurer, Wayne Pliss, Director; Karel Rolli, Secretary

Mary confirmed the meeting was posted on 11/18/23, at 1:30 PM.

Mary made a motion to approve the minutes from the 10/23/23 Board of Directors workshop. John seconded the motion. Approved.

PRESIDENT'S REPORT

Bikes- Mary reported that there are bikes with no tags on them, plastic floats and bikes needing repair in the bike area. Karel will send a blast e-mail to unit owners giving them until December 30 to get tags for their bikes. Any bike not properly tagged will be removed from the bike area.

TREASURER'S REPORT

John reported that there is nothing unusual to report in the Treasurer's report.

ELEVATOR REPORT

The elevator door closing issues have been reported to our elevator consultant and they have notified Fujitech. A regional elevator consultant will be contacted by Fujitech to look at the issues that have been reported and suggest possible solutions.

FIRE PANEL & COUPLER

The fire panel needs to be moved to Room 100. The contractor will pay to move panel.

The coupler needs to be replaced. The quote total from Piper is \$2,662.78. Mary made a motion to approve the \$2,662.78 invoice. Gordy seconded. Approved

ROOF LEAK

Rosensteel was contacted. It is possible that the original work was not done properly. We will get estimate from Rosensteel and Urethane.

SIRS REPORT

Quotes received for the SIRS report were discussed. UES was selected. Gordy made a motion to accept the UES quote. Wayne seconded. Approved

MILESTONE REPORT

Milestone report is in progress and there were no questions.

LOAN STATUS

Repayment of loan for the unit owners who chose to take out the 10 year loan will begin on January 1, 2024, once the loan modification number has been determined.

INSURANCE STATUS

There is nothing new to report from Jeff Taylor, our insurance agent.

DOCK PROPOSAL

Kimberly Sexton submitted a proposal to the board of maintenance suggestions for keeping records monthly of status of the dock items by inspection. The Board asked Kimberly if she would be interested in being the Dock Committee chairman since she has two slips and drafted the suggestions. Gordy made a motion to make Kimberly the Dock Committee chairman. Seconded by Wayne. Approved.

MAINTENANCE REPORT-WILBERT

The Board discussed the process of getting quotes from Wilbert on Maintenance projects and one Board member overseeing Wilbert's projects. Karel volunteered to be the Board member that works with Wilbert. Motion to pay Yearly bonus of \$200 each for Charlie and Wilbert was made by Mary and approved by Wayne. Approved.

CARPORATION INSPECTION

Tabled until 2024.

SEAWALL & SEAWALL LANDSCAPING STATUS

The Seawall issues are with the lawyer. Discussion was tabled. Seawall landscaping was also tabled until seawall project is resolved.

LANDSCAPING COMMITTEE REPORT

After reviewing the landscaping quotes. The Board chose the AIG quote. Dennis has been notified of his termination date. AIG will start as of January 2024.

CINC REPORT FOR UNIT OWNERS

Ameritech has finished the programming for unit owners to be able to go to the website and see their payments and balance at any time. Karel will do a blast e-mail with directions on how to access the CINC system. TC let Board know that payments for the month are not posted until the 10th or 11th of the month so unit owners will not see payments they may have made at the beginning of the month until after the 10th of the month.

MISCELLANEOUS OLD BUSINESS

Nothing to report.

Respectfully Submitted,
Karel Rolli
Secretary