

Island Point Condos No. 1- approved
Minutes of 4-10-23 Board of Directors Meeting

Meeting was called to Order at 6:02 PM by President Mary Giuffreda.

Present: Mary Giuffreda, President; John Schmidt, Treasurer; Gordon Scherer Vice President; Karel Rolli, Secretary; Wayne Pliss, Director; TC Sayles from Ameri-Tech.

Confirmation that meeting was posted on 4/8/23 at 5:00 PM.

Mary made a motion to approve the minutes for the 1/9/23 meeting. John seconded. Approved.

Mary made a motion to approve minutes from 2/6/23 organizational Board meeting. John seconded. Approved.

President's Report

The following were discussed in Mary's report:

1. Plumbing- Unit owners must realize that if there is a plumbing leak or problem in their unit, they are responsible for calling a plumber to have it looked at or fixed.
2. If unit owner is going to rent or lease their unit, Management Company must be notified, paperwork filled out and sent to Management company and an interview with tenant must take place BEFORE lease can be approved. A Background check is also required
3. Discussion regarding raising the move in/move out fees was held. Tabled for future meeting.

Treasurer's Report

The balance in the General Fund is \$40,000. The balance in the Special Assessment Fund is \$486,488. The reserve fund is growing. We must be fully funded by December 31, 2024.

2023/2024 Underground Pipes/PRS Update & CIPP Line Clean Out

PRS is finished and is sending video for Board to review of completed pipe lining.

We need to call Florida Pipeline to look at the roots that are growing into the pipeline from the building out to street.

Elevator Room Concrete Bids

J Bolt can do the elevator room concrete job starting in a couple of weeks. It has to be done. An Estimate of \$21,550.00 was presented. The cost does not include permit costs. Mary made a motion to accept the J Bolt estimate for a maximum of \$21,550.00. We will need to be notified if there are any other costs above the approved \$21,550.00. John Seconded. Approved.

Window Ledge Status

Paula Wilhelm is helping with the Window Ledges project at the request of the Board of Directors since she has been overseeing it since the beginning. Work from Specialized should start 4/26/23-4/27/23. Unit owners will be notified when the work will be done on their units.

Spectrum Contract

The new Spectrum contract has been signed and new service will start on 4/20/23. The service has faster internet speed and lower price. Contract is good for 5 years and operating fund receives \$8400 total from Spectrum per unit credit.

Seawall Update & Contract

We just have one estimate/contract to repair seawall. An engineering report from 10 years ago states that the seawall needs to be replaced and we have held off for 10 years. It needs to be done as scheduled and was included in the Special Assessment. The total cost is \$287,500 and has a 10% contingency. Gordy made a motion to accept the \$287,500 bid. Seconded by Wayne. Approved.

Roof Inspection

Looking for a date before June 1,2023 to have inspection. There are currently 10 fans on the roof. 4 need to be replaced and 6 need service. Cost to replace 4 fans is \$14,000. Cost to service the other 6 fans is \$1800.00. No decision made whether to repair and replace units now.

Piper Fire

System is currently Working. Repairs are done.

Elevator Project Update

5-4-23 is the date to start the elevator project. Estimated time of project is 9 weeks per car. They will start with the freight elevator. Discussion held regarding when Rite Way does elevator inspections. Board needs to check the log upstairs to see who inspected the elevators and when.

Parking Policy

Parking policy was discussed to make sure everyone knew how the parking spaces are determined each year. The skip-over policy was explained so that everyone is aware that once you ask to be on the skip-over list you don't change parking spaces so you never move up the line for a closer parking space.

Insurance Inspection

There were several small things listed in the insurance inspection. The main change they asked for was to adjust the size of the hand rails on the steps between each floor. The Board will discuss the issue and come up with a solution which may include hiring an outside contractor to do the job.

Old Business

1. First Floor carpet cleaning company submitted an estimate of \$514.80. John made a motion to accept the \$514.80 bid. Wayne seconded. Approved.

Motion to adjourn the meeting was made at 8:06 by President Mary Giuffreda. John Seconded. Approved. Meeting Adjourned.

Respectfully Submitted,
Karel Rolli
Secretary