

Island Point Condos No. 1- Approved
Minutes of 8-14-23 Board of Directors Meeting

The Board Meeting was called to Order at 6:05 PM by President Mary Giuffreda.

Present: Mary Giuffreda, President; John Schmidt, Treasurer; Karel Rolli, Secretary; Wayne Pliss Director

Confirmation that meeting was posted on 8/7/23 at 3:45 PM.

John made a motion to approve the meeting minutes from 8/3/23 Board Workshop. Mary seconded. Approved.

President's Report

Mary will wait to do her report under Old Business.

Treasurer's Report

John reported that we did not have emergency expenses in July and there is \$187,000 left in the pre-paid assessment fund so the loan will start soon.....probably September. A blast e-mail will be sent letting the unit owners that payments will begin when the loan starts.

Elevator Update

Work on freight elevator is progressing and the inspection is 8/25/23. The progress review meeting is on 8/28/23. The contract from Fujitech for elevator maintenance will be coming for Mary to sign and return to Gage. We are expecting a credit from Rite Way after terminating their services. Lisa at Ameritech is checking.

Common Areas/Front Lobby Update

Jason has started work this week (week of 8/14) on the common areas in the building except the front lobby. The lobby update items have been decided and approved with the exception of the mirror wall. The idea of the changes in the lobby is to create a refreshed and updated look. Unit owners have expressed to the Board that they think all unit owners should be part of the decision of removing the mirror wall in the process. After discussion, it was decided that a blast e-mail will go out to all unit owners with pictures of both the current look of the lobby area and the proposed new updated look. Unit owners will be able to make their choice and simply hit return on the e-mail and the choices will be counted. This is a survey only, not an official vote.

Jason's revised quote was approved for \$2358, but the actual amount is \$2558. Mary made a motion to accept the \$2558 quote. Karel seconded. Approved.

Sea Wall Update

Gordy submitted the report regarding the Sea Wall to the Board. The take away from the report is that we need to be doing what we are NOW due to the condition of the sea wall and parts of it that are very problematic. The contractor is now waiting for the permit to be issued. Report says "A few weeks" to get the permit.

Emergency Plan Exit

The Stairwell signs have been put up in the building and the "gathering place" sign has been put up outside. We have volunteer monitors (captains) who have volunteered to be the person on their floor

who is in charge in case of fire emergency. Laura Ragan (7th Floor) and Wayne Pliss (5th Floor) volunteered for their floors. The Board still needs a volunteer for Second Floor. Paula Wilhelm suggested that there is a requirement for one person to be in charge of the Exit Plan to avoid issues and confusion. The Board will look further into this suggestion.

Fire Safety Contract

Quotes have been received from Piper Fire Protection, International Fire Protection and Pye Barker Fire & Safety. The quotes are not all for the same items so they are “apples to oranges.” TC was asked to make all quotes the same so the Board can decide. Decision Tabled.

Call Panel

Requests for key fobs, keys, or changes in codes for the building should be made by unit owners directly to Ameritech and they will notify John of changes that need to be made.

Mailboxes that need to be fixed

2 units in the building have mailboxes that do not close. They have been notified that if they do not fix the mailbox, the Post Office will stop delivering mail to their mailbox. After discussion, the Board decided that it is not a Board issue and it the unit owner’s problem with the Post Office if their mail is stopped.

Milestone Report Status

Quotes were submitted to the Board for \$5500 which includes all aspects of the requirements for the report (not using the 2-year-old report) and one from Karins for \$4500 which assumes using the old report. The \$5500 report was already approved so the Board is going to stay with that company.

Window Ledges

Board discussed Direct Remodel and Specialty Coating regarding who will inspect and repair the ledges when new windows are being installed. The Board is waiting on more information on what each company can do.

Insurance

The HOA will still have the same wind insurance for 2024. The HOA is applying to Citizens Insurance so we have a backup plan if our current insurance has any issues at renewal time or when we get rates after mid-October.

Beautification Committee

Paula Wilhelm read a report on the Beautification Committee’s findings after meeting with Dennis from Cut Rite Landscapers (our current vendor) and a representative of Pinellas County Extension (Report Attached to Minutes). The official report will be submitted to the Board. The Committee was told that we need to do a soil analysis before planting any new bushes/trees to check nutrients. Each sample is \$10 to evaluate.

Old Business

Parking Spot Exchange Forms

Mary wanted to make sure that everyone knows that unit owners no longer have to fill out a parking spot exchange form and submit it to Ameritech if they are changing parking spots with another unit owner.

Guest Registration and Parking

Unit owners also no longer have to fill out a guest registration form unless the guest will be in the unit for more than 30 days. The Guest Parking placard still needs to be put on the car dashboard for cars remaining in guest parking overnight. Forms are on the web site.

Carport Light

The Board asked TC to tell the electricians to cut the power to the carport lights since the solar lights are working.

Unit Owner Issues

Letter sent to unit 207 and unit 405 paperwork return were discussed.

Old Business

The release form for unit 405 has been given to the unit owner.

PRS Stack 07/08

PRS will be coming this week (Week of 8/14) to check the 07/08 stack by camera for any possible issue.

Mary made a motion to adjourn the meeting at 7:18 PM. John Seconded. Approved.

Next Workshop Meeting is 8/13/23 at 9:00 AM.

There is NO September 2023 Board Meeting.

10/16/23 will be the next Board Meeting and Town Hall Meeting at the Clearwater Aquarium at 6:00 PM.

Respectfully Submitted,
Karel Rolli
Secretary