

Island Point Condos No. 1- Approved
Minutes of 08-17-23 Board of Directors Workshop

Workshop was called to Order at 9:06 AM by President Mary Giuffreda.

Present: Mary Giuffreda, President; Gordy Scherer, Vice President; Karel Rolli, Secretary

Mary confirmed that the meeting was posted on 8/16/23 at 2:00 PM.

Gordy made a motion to approve the minutes from the 8/14/23 Board of Directors Meeting. Mary seconded. Approved.

Fujitech Elevator Maintenance Contract

The invoice for a yearly maintenance contract is \$7800. Discussion regarding the invoice and what it covers followed. Any concerns regarding the contract will be noted when it is signed. List of concerns to be addressed is below:

- Board to be notified when the service rep will be in the building for a maintenance issue of service call
- The log sheets in the elevator need to be signed and dated by technician so it can be tracked
- The first 90 days are critical as the elevator will be all “new” so we need to make sure we are covered for those days.
- The permit and inspection that will be done upon completion of each elevator is the responsibility of Fujitech

Mary made a motion to pay the \$7800 invoice with concerns listed. Gordy seconded. Approved.

Lobby Updates

The lobby updates including the mirror wall and the area around the large mailboxes and removal of the shelf were discussed. We are still waiting for the post office to let us know if we can remove the large mailboxes since they belong to them. There have been no motions voted on for any of the lobby update projects, which includes the removal of the mirror wall, changing the mailbox area and changing the flooring.

The type of new floor covering that will be used when the lobby update project has funding and is ready to be done was discussed. Kimberly Sexton (unit 604) was at the meeting and she and her husband own a company that installs all types of flooring, she offered to give the Board information and costing on the different types of flooring that can be used to compare to other estimates, and will give the lowest price possible. She suggested that with the Florida humidity, proximity of the building to the water and several other factors, we should only use Terrazzo flooring in the lobby. She and her husband will give information to the Board. Any decisions were tabled.

Carport Facia

The total of the estimate for the removal of the current carport facia and the estimate to replace it was over \$75,000. Discussion followed regarding the possibility of other ways to get the facia boards removed and whether they need to be replaced. After discussion, Mary made a motion to have TC contact the company that is doing the Milestone report in November/December and ask them to advise the Board how we should proceed with removing the carport facia boards without disturbing the metal top of the carport. Gordy seconded. Approved.

Landscaping-Beautification Committee

Paula Wilhelm, on behalf of the Beautification Committee, presented some facts and ideas relating to the landscaping of the property, future billing for Cut-Rite Landscaping and numbers she will be sending to the Board regarding costs and the 2024 budget numbers. Paula noted that although Cut-Rite (Dennis) gives us a few discounts for the year, his projected costs for 2024 **include a 39% increase**. The Board will ask TC to get 2 more bids for 2024 to compare. Paula and Mary met with a representative of the Pinellas County Extension (Doris) regarding property landscaping ideas and thoughts for the future. It was suggested that she speak at the Town Hall meeting on October 16th in addition to Jeff Taylor for Insurance. We will have her speak first. A format of 30 minutes for each speaker was discussed. It would be 20 minutes to speak and 10 minutes for audience questions.

Windows and Ledges

Gordy presented the latest information regarding how the inspection of the ledges will be handled when a unit owner replaces their windows. Direct Remodel and Specialized Coating are making the decision as to which one will do the project. Gordy will inform the Board when the two companies have made their decision.

The next Board Workshop is Thursday 8/24/23 at 9:00 AM.

Mary made motion to adjourn at 10:04 AM. Karel seconded. Approved.

There is no September Board meeting.

Respectfully Submitted,
Karel Rolli
Secretary