

Island Point Condos No. 1- approved

Minutes of 8-24-23 Board of Directors Workshop

The Board of Directors workshop was called to order on 8-24-2023, at 9:01 AM by President Mary Guiffreda.

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

Mary confirmed the meeting was posted on 8/23/23, at 7:35 AM.

Wayne made a motion to approve the minutes from the 8/17/23 Board of Directors workshop. Mary seconded the motion. Approved.

1. Front Lobby:

Despite the effort to have a membership survey completed, the mirror wall was determined to be unsafe. Jason discovered the mirrors were no longer attached to the wall, the adhesive was not holding and the clips on the bottom had pulled out. The decision was made to remove the walls due to liability issues.

There was discussion on how to finish the mirror wall. It was decided to texture the wall and paint it. In response to comments about doorway security, it was decided to place a video monitor/TV near the front entry that displays the entry way. Residents/owners will see the entry doors and who is behind them when they enter. This also reminds everyone they are on camera and being recorded.

USPS lockers were discussed. There was discussion about removing the lockers. It was decided for Mary to ask the USPS delivery person if the lockers were required or if she was using them. The issue was tabled for a response.

Jason's cost for front lobby repair work increased by \$1,164.36 for the additional mirror wall work that was unexpected. John made a motion to approve the additional expense. Wayne seconded the motion. The motion was carried unanimously. The total for Jason's invoice is now \$3,722.36.

It was decided to hold off on replacing the lobby floor indefinitely due to cost. The floor looks better with the wall and ceiling updates.

2. **Beautification Committee:**

The Board decided to continue lawn maintenance for a small section of 650 (yellow) building to maintain continuity of our landscape and because we have been for so long. It was determined the extra cost is minimal and our owners benefit from the better appearance.

The Board decided to have TC from Ameri-Tech notify 610 building (Jim Nobles Mgt) that they have failed to maintain their hedges that border our parking lot for years. The hedges are a nuisance and need to be addressed. If building 610 does not address the issue, we have the legal right to remove them.

2024 Beautification Budget: The Board decided to break the lawn care into separate maintenance categories:

1. Arborist
2. Irrigation
3. Lawn Care - we must tell the lawn mowing company what we want. Not what they want to do.

The Beautification Committee has the authority to make improvements that do not cost the association. This includes removing the lights on the palm trees and other beautification issues.

3. Window Ledges: Gordy updated the Board on the two options for the window ledges. Gordy and Karel abstained from voting because they are having their windows replaced by Direct Model. Direct Remodel will be doing the work on the ledges. John made a motion to select option # 1, Wayne seconded. Approved.

4. **Milestone Inspection of units**

Biller Reinhart, the company doing the Milestone Inspection has requested entrance to 14 units on 11/8/23 beginning at 9:00 AM. Mary will let TC know it is ok. Board will finalize the 14 units and let TC know. Unit owners will be given at least 30 days' notice.

5. **Elevator Update**

John updated the freight elevator completion date as 9/18/25. The elevator will be tested for a few days and the first use date will be 9/25/23. The

telephone line for the elevator is on the second floor in the electric room. Spectrum will be putting in a second line for the second elevator. It needs to Th

6. **Fire Contract**

TC is waiting for the Piper bid. It looks like Piper will be the least expensive Bid. We will just need to tell them that we want the inspection dates done our way so they can all be done at once.

7. **Seawall & sprinklers**

When the work is being done on the seawall, the sprinkler area will need to be marked so the backhoe does not damage them. The seawall company will need to be made aware of the sprinkler area so they don't damage them.

8. **Unit Owners and their vendors**

Mary suggested we need to find a way to inform unit owners that they need to be in their unit when vendors arrive and be in the unit while they are working if possible.

9. **Town Hall Meeting**

The Town Hall meeting is October 16 at 6 PM at the Clearwater Aquarium and will be combined with the October Board meeting. Gordy suggested we send a blast e-mail at the beginning of September to let people know the date and that Jeff Taylor and Doris from the Pinellas County Extension will be speaking at the meeting.

10. **Budget dates**

The budget meeting is 10/4/23 at 10:00 AM at the Ameri-Tech offices.
The Budget Meeting is 11/20/23 in our conference room.

The next scheduled Thursday Board Workshop is Thursday 8/31/23 at 9:00 AM.

Reminder: There is no September Board Meeting scheduled

Mary made a motion to adjourn at 10:13 AM. Seconded by John. Approved.

Respectfully Submitted,
Karel Rolli,
Secretary