

Island Point Condos No. 1- Approved

Minutes of 8-31-23 Board of Directors Workshop

The Board of Directors workshop was called to order on 8-31-2023, at 8:56 AM by President Mary Guiffreda.

Recorded as present were: Mary Guiffreda, President; Gordy Scherer, Vice President; Karel Rolli, Secretary

Mary confirmed the meeting was posted on 8/29/23, at 7:35 AM.

Gordy made a motion to approve the minutes from the 8/24/23 Board of Directors workshop. Mary seconded the motion. Approved.

1. Emergency Exit Plan

We need to have volunteers for each floor to meet in the lobby to direct the emergency exit plan. Volunteers must be full time residents. We have volunteers for Floors 2,5 &7. Mary volunteered for first floor, Paula Wilhelm for floor 3, John for 4th floor and Karel volunteered for floor six since John is doing 4th floor.

2. Vicki Whitehall request for information from Board and her suggested format for the information

The Board decided that the information is available to Realtors and we are not going to do the report for them.

3. Guest Policy, Parking Policy and Renovation/Restoration

A bulk e-mail will be sent to unit owners letting them know the change in the guest policy, overnight parking policy and the fact that a unit owner needs to be in their unit when work is being done so there are no issues after the job is done. There must be proof that the contractor is licensed and has a certificate of compliance **BEFORE** the work is done.

4. Elevator Update

Elevators should be done by the end of September. We are waiting to sign the contract with requested changes.

5. Milestone Inspection.

Mary stated that the Milestone inspection is scheduled for 18 units in the building on 11/8/23. 604 and 408 volunteered. We need to make sure that

there are some old windows included in the inspection. They shouldn't all be new.

6. Changing the Number of Members on committees

After discussion regarding unit owners in the building who complain that they have no say in what is decided for the building, Mary made a motion to make the number of members on all committees 5. There may be difficulty getting 5 members for each committee but it will give the opportunity to be part of the process instead of complaining. Seconded by Gordy. Approved.

7. Front Lobby area

Jason needs to fix the tile molding and paint it white. The Board is still looking for a solution for the Mail Person and UPS person to have a space to put their bins/baskets putting items in mailboxes or the lobby.

The Board had a discussion regarding putting a pause on any other changes to the front lobby area including the floor since no further changes have been officially approved by the Board. Mary made a motion to pause future front lobby common area changes. Seconded by Gordy. Approved.

8. Landscaping

Paula discussed some landscaping ideas and the talk by Doris Heitzman From the Pinellas County Extension at the Town Hall Meeting on 10/16/23 at the Clearwater Aquarium.

9. Insurance Claims

The Board discussed the insurance claims for 103 and 203 water damage and whether they have been settled. No decisions were made.

10. Sea Wall Update

Gordy reported that we are still in the permit stage and will update at the next meeting.

11. Fire Contract

It looks like Piper is going to be the least expensive for services. We just need them to agree to do the inspections the way we want them scheduled.

Future Important Dates

Budget dates

- The Budget **Workshop** meeting is 10/4/23 at 10:00 AM at the Ameri-Tech offices.
- The Budget Meeting is 11/20/23 at 6:00 PM in our conference room.

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.

Reminder: There is no September Board Meeting scheduled

Mary made a motion to adjourn at 10:02 AM. Seconded by Gordy. Approved.

Respectfully Submitted,
Karel Rolli,
Secretary