

Island Point Condos No. 1- Draft
Minutes of Annual Meeting and Election of Board of Directors meeting 2/6/23

Meeting was called to Order at 6:07 PM by Bob Kelley from Ameri-Tech who the Board appointed to run the meeting.

Roll Call- Mary Giuffreda, President; John Schmidt, Treasurer; Paula Wilhelm, Vice President; Craig Parsons, Director; Karel Rolli, Secretary; TC Sayles and Bob Kelley from Ameritech.

Confirmation that meeting was posted on bulletin boards and in elevators on 1/30/23 at 10:30 AM.

Quorum was established with 39 (those present plus signed sheets).

Bob made a motion to waive the reading of the Annual Meeting Board minutes from 2/7/22 and approve the minutes. Seconded by John. Approved.

There are two vacancies on the Board of Directors, Vice President and Director. Gordon Scherer was the only person who applied to become a member of the Board of Directors and is elected by the quorum.

Since there was no applicant for the second Board of Directors vacancy, Mary presented the name of Wayne Pliss to fill the vacancy. Seconded by John. Approved.

Bob acknowledged that the new Board of Directors is official.

There was no new business.

An open Forum/Discussion was held following the Election of the Board of Directors.

1. Does everybody in the building hear the fans on the roof? They are very loud. Can the Board look into the issue. Board agreed to have a contractor look at the fans and report to Board.
2. Is the ceiling pipe on the first floor going to look as bad as it currently does? The Board is looking into solutions to make it look better.
3. The flooring in the elevator is dirty. Is the Board going to do something about it? Board agreed to discuss with Wilbert.
4. How does the new parking space system work? Why do the spaces move every year? Mary explained that the parking system is based on date of purchase of the condo and that the type of space an owner has is determined by their original condo documents. If owner purchased a unit with a covered space, the unit will always have a covered space and the same is true of the uncovered spaces. The only way to change that is to purchase a space from another unit owner.
5. How does a unit owner get the monthly financials. They are not current on the web site and some owners track the expenses. Discussion followed and it was decided that all financials will be on the web site and will be password protected so only unit owners can see them.
6. What are the current reserves?

Open Reserves	\$ 61,105.97
General Funds	36,000.00
Special Assessments	668,707.00

7. When will the elevator project start and when will the freight elevator be available to use? Unit owner has furniture to move in and will have to pay storage until furniture can be moved into the unit. 5/5/23 the project will start and continue through fall of 2023.
8. Mary told the Board that the fire door on the first floor has been damaged. It has to be fixed or replaced, whichever is necessary as it is a fire door and has to close properly. City of Clearwater Fire Marshall requirement. Board will get estimates.

Bob stated the unit owner vote for putting any funds remaining into the general fund from the special assessment after all of the projects are finished was as follows:

38 Yes
1 Abstain

Discussion about the use of remaining funds followed.

Bob made a motion to Adjourn at 6:33 PM. John Seconded. Meeting adjourned

Respectfully Submitted,

Karel Rolli
Secretary