

Island Point Condos No. 1- approved

Minutes of 10-23-23 Board of Directors Meeting

The Board of Directors meeting was called to order on 10-23-2023, at 6:06 PM by President Mary Guiffreda.

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

Mary confirmed the meeting was posted on 10/20/23, at 3:51 PM.

Mary made a motion to approve the minutes from the 10/4/23 Board of Directors workshop. John seconded the motion. Approved.

PRESIDENT'S REPORT

Grill

Mary reported that there are residents who use the grill and don't clean it when they are done. The rules will be posted and a new instruction sheet will be done so everyone knows how to use and clean it.

TREASURER'S REPORT

John reported that the financials will be on the web site Tuesday 10/24/23.

The Reserve Study, new HOA fees and Insurance were discussed.

The budget meeting is 11/20/23 at 6:00 PM in the conference room

SIRS REPORT

We are waiting for Biller Reinhart estimate. Item tabled for next Board meeting in November.

MILESTONE REPORT

Confirming that the Board has asked the engineering group doing the Milestone report to inspect the carports and let Board know if the fascia can be taken down and not replaced.

NEED VOLUNTEERS FOR BUILDING INSURANCE REPORT

We need 18-unit owners to volunteer their unit for the insurance inspection on 11/8/23 at 9:00 AM. We currently have 4 so we will be asking 14 more to volunteer. Karel will be sending a blast e-mail to ask for volunteers also.

SEAWALL STATUS

Gordy gave an update on permits and progress on the sea wall project.

Discussions with owners regarding the following:

- Timing of the permits
- The portion of the sea wall owned by the city
- The fact that the two buildings on either side of our building will be making repairs/changes to their seawalls at that same time we are.

- Getting a visual of what the landscaping will look like
- Will the landscaping be Florida Friendly?
- How high will the seawall be?
- Will the sod be put back as it is?

The company doing the seawall is Shoreline Stabilization Services. Our contact is Derek.

ELEVATOR UPDATE

The elevator inspection will be Wednesday 10/25. TC let Board know that we have enough phone lines and Fujitech can work with what we have. No new phone lines need to be added.

CARPORT INSPECTION

This was discussed earlier. The Board needs to know if we can just take the boards (facia) off the carport that need to be replaced and not replace them. The Board has requested the company doing the Milestone inspection to give us an opinion.

WINDOW CLARIFICATION

At the town hall meeting, Jeff Taylor, our insurance agent was asked by unit owners to tell them when the Association pays for the damage of condo windows and who pays for damages to other units affected. Jeff's answer was the Association pays for unit damages if the damage was caused by an insurable event such as a hurricane. The Board is going to look at the original condo docs to confirm what the docs say. Discussion followed about unit owners who still have their original windows and have not replaced them being paid the same as those who have replaced theirs in the case of an insurable event. Further discussion was tabled until the condo docs are reviewed by the Board. The Florida Statute for right of entry to a condo unit in an emergency when there is nobody home was reviewed.

WATER LEAK DETECTION

The Board discussed hiring a water leak detection company when the source of a leak between two units can't be determined. Unit 601 and Unit 701 are the example Board is looking at. It was decided at this time that the two units need to settle this issue themselves.

DOCK ITEMS OF CONCERN

The following dock items were discussed:

- Replacing lights with solar lights
- Fraying rope
- Electric covers that need to be replaced

Each item was discussed and the solution will be discussed at the November Board meeting.

Gordy made a motion that starting 1-1-24 there will be a moratorium on new boat slip owners getting their monthly fees credited for 3 years if they put in a lift. Current boat

owners who have their monthly dock fees credited will not be affected. Mary seconded. Approved.

FIRE ALARM 10/24

Piper will be testing the fire alarm system in the building on Tuesday 10/24/23 starting at 8:00 AM. The alarm may go off during this time. Karel will send a blast e-mail to let unit owners know and Mary will put signs at the elevator.

ASSESSMENT LOAN PAYMENT

Final numbers are not ready yet to determine the assessment monthly payment for the unit owners who are going pay their assessment over 10 years. Item was tabled until the next Board meeting.

UNIT OWNER CONDO INSURANCE

The Board held a discussion regarding making unit owners prove that they have insurance on their condos. It was decided that there will be no requirement to show proof of insurance.

LIMITED COMMON AREA RESPONSIBILITIES

Patio landscaping for units on the first floor were discussed. The unit owners on the first floor are responsible for the maintenance of their plants/landscaping on their patios.

UNIT RENTALS

The total units allowed to be rented/leased is 9.

LANDSCAPING COMMITTEE REPORT

Paula Wilhelm gave a lengthy and fact filled report from the Beautification Committee regarding the current landscaping on our property and what we are currently doing incorrectly and what we need to do in the future.

The suggestion was made to separate the parts of the Landscaping quote we are looking for instead of one contractor doing the lawn, fertilizing, tree trimming etc. to cut costs. Laura Ragan is a property manager, unit owner and member of the Beautification committee and stated that she would recommend that the bids not be separated. When the bids are separated, each contractor can blame issues the other contractors.

Florida Friendly Landscaping Practices and what they would mean financially as well as how it would change the look of our plantings was presented to the Board by Paula. No decisions were made. More quotes and a more detailed report are going to be submitted to the Board.

MISCELLANEOUS OLD BUSINESS

Wilbert is taking care of the pole issue at the docks

The Board had a discussion regarding whether to paint the pipe on the ceiling on the first floor or use white insulated wrapping. No Decision was made.

Jason will be fixing the drywall in 606 and 706.

Mary made a motion to adjourn at 8:56 PM. Seconded by Gordy. Approved

REMINDER:

THE BUDGET MEETING WILL BE HELD ON 11/20/23 AT 6:00 PM IN THE CONFERENCE ROOM.

Respectfully Submitted,
Karel Rolli
Secretary