

Island Point Condos No. 1- approved  
Minutes of 1-9-23 Board of Directors Meeting

Meeting was called to Order at 6:01 PM by President Mary Giuffreda.

Present: Mary Giuffreda, President; John Schmidt, Treasurer; Paula Wilhelm, Vice President; Karel Rolli, Secretary.

Confirmation that meeting was posted on 1/6/23 at 10:22 AM.

Mary made a motion to approve the revised minutes from 12/6/22 Board meeting. Paula seconded. Approved.

Mary made a motion to approve revised meeting minutes from 12/15/22 Board Meeting. John seconded. Approved

### **President's Report**

The following were discussed in Mary's report:

1. Pool Awning- The awning company came back to work on the awning to make it smoother when rolled up and made it easier to roll back in. The part that the crank fits into is not very sturdy and we may have to replace it with a heavier duty part. If we have to replace, the cost is \$130.
2. Wilbert has requested a \$50 per week (\$ 200 per month) increase in his fees. Wilbert has not raised his price to us since 2017. He has absorbed the raises for Charlie and his higher costs for 5 years. Discussion was held regarding the increase and the matter was tabled to see if we can get comparison prices.
3. An emergency caused by the fire control panel needing to be replaced and a major leak in the pipe that supplies water to the fire hoses on every floor necessitated a Fire Watch by volunteers every half hour on each floor from Friday 1-6 through Sunday 1-8. The costs will need to be addressed in the near future.
4. Paula brought up the subject of having Floor Captains on each floor for situations like the Fire Watch to get information to unit owners and find volunteers to participate. The idea was tabled for future discussion.

### **Update Insurance 2023**

The renewal of the condo building insurance needs to be finished by January 29. The current insurance company has not sent their information and quote yet. We are also talking to Jeff Taylor from our prior insurance company to get a second quote. The insurance may be split between the two companies.

### **Water loss on Floors 1,2 &3**

Disaster Restoration has submitted an estimate of \$20,326 for the loss due to water on Floors 1,2 &3. More information on project and how individual units will be affected will be distributed as the project is being completed.

### **Boat documentation**

All boat owners must submit their paperwork for 2023 as required. Unit 508 has asked for a credit for 2 months because he was not able to occupy his assigned slip. John made a motion to credit 2 months slip rent to unit 508. Paula seconded. Approved.

### **Window Ledges Status**

Paula is keeping track of the units that still have issues with their window ledges after the painting project and Specialized Coating will send people to fix all of the issues. Paula will schedule with David.

### **Spectrum Cable Contract**

The new Spectrum Rate for the bulk contract paid by the association (collected monthly in the HOA fees) is \$48 which is lower than last year. Each unit gets 2 boxes, one HD box and one HD-DVR Box. The internet speed will increase also. Spectrum pays the Association a door fee (one time payment) for each unit which is a potential \$8,400.00 that will be added to the general fund.

### **Prepaid Assessment Status**

34 units prepaid their assessment fee by the December deadline for a total of \$668,259.19.

### **Elevator Status**

Riteway is moving forward with project plans for the Elevator and communications will be sent to all unit owners as soon as a timetable is established.

The Annual Membership Meeting Will take place on Monday February 6,2023 at 6:00 PM in the Meeting Room-1<sup>st</sup> Floor, 644 Island Way, Clearwater, FL 33767, with an Organizational Meeting of the new Board of Directors to follow.

Motion to adjourn the meeting was made at 7:47 by President Mary Giuffreda. John Seconded. Approved. Meeting Adjourned.

Respectfully Submitted,  
Karel Rolli  
Secretary