

Island Point Condos No. 1- Approved
Minutes of 7-10-23 Board of Directors Meeting

The Board Meeting was called to Order at 5:59 PM by President Mary Giuffreda.

Present: Mary Giuffreda, President; Gordy Scherer Vice President; John Schmidt, Treasurer; Karel Rolli, Secretary; Wayne Pliss Director

Confirmation that meeting was posted on 7/7/23 at 2:43 PM.

Gordy made a motion to approve the meeting minutes from 7/6/23/ Board Workshop. Mary seconded. Approved.

President's Report

Mary read Jason's quote for the final drywall repairs to the common areas, including the lobby. Discussion regarding updating the lobby while finishing the repairs included Chair Rail update, Baseboard, and changing the floor tile in the future. The paint color will be the same as the vestibule. We will ask Jason for a new quote based on changes requested.

Judy Poole let the Board know that she is resigning from the Beautification Committee.

Laura Ragan and Paula Wilhelm have expressed an interest in being added to the Beautification Committee. Mary made a motion to add Laura and Paula to the Beautification committee. John seconded. Approved.

Treasurer's Report

TC Sayles from Ameritech provided the latest financial report in the new format that the Board requested to show budget figures vs. actual amounts spent and all reserve amounts and assessment figures. Questions were asked by unit owners regarding delinquent numbers and some specific items. Board members also inquired about items since it is a new report.

Annual Budget Workshop

TC Sayles announced that the date for the 2024 Budget Workshop is 11-20-23 at the Ameritech offices. It will be open to all homeowners as required. Notices will be sent out on October 20,2023 to homeowners.

Emergency Plan

Mary made a motion to approve the emergency plan that was sent to the insurance company at their request. Seconded by Wayne. Approved.

Milestone Report

TC let the Board know that the suggestion by John that the prior inspection reports that were completed in 2022 might be acceptable for the Milestone report is still being looked at.

Seawall Project

Gordy Reported that Derek from ISS let him know that they are not into the permit process yet, they are still in the planning process & gathering materials. They are hoping to have the permitting process in place by July 21 and then it will be 12 weeks to completion.

Parking/Towing

The Board had a discussion regarding owners swapping parking spaces without filling out forms, people parking wherever they want to because the space is empty and unit owners with two cars parking one in guest parking. Board discussed who is responsible when someone parks in a unit owners' space, who calls the tow truck and what the procedure should be. The Board needs to look at the current rules and regulations to see exactly what it says. Decision was tabled until the Thursday 7/13/23 meeting.

Guest Forms & Certain Parking areas

The Parking/Towing Discussion led to a second discussion regarding unit owners having to fill out forms for overnight guests and feeling that it is an invasion of privacy. Sale of a unit was cancelled due to that regulation. Discussion was tabled and will be further discussed at the Thursday 7/13/23 meeting.

Elevator Update

Gage Essman, from our elevator consultant will be on site here at our building at 9:00 AM on Friday 7/14/23 to review the elevator project as part of their contract and will send an updated report to the Board on their findings. He will conduct his review only, there is no meeting scheduled.

Pye Barker Update

TC is still waiting for answers from Anita. The quote is substantially higher than Piper. Pye Barker has been very slow to get quote to TC. Discussion was held regarding the possibility of getting a third quote.

Water Leaks in the Common Area

Mary reiterated that when a unit owner has a leak that goes into the common area, the unit owner is responsible to call a plumber to determine who is responsible for the leak. If the leak is the fault of the unit owner, they are required to hire a restoration company to come and clean up the common area and put fans in the hall and do a proper restoration job so there is no mold and smell. A unit owner cannot just open their door and put a fan in the hallway. The Management Company can recommend a restoration company. Due to lack of having service done by unit owner in 508, the Board asked TC to have the carpet cleaned on the fifth floor.

Violation Template

A Template for the Association Violation Letter was presented and reviewed by the Board. The Board discussed the timing for response to the letter and the next step if the violation is not corrected. It was also discussed that the unit owner in violation is responsible for responding to the letter when the violation has been corrected and sending pictures as proof. Gordy made a motion to accept the Violation Template. Mary Seconded. Approved.

Florida Senate Bill 154 (local enforcement agencies)

Still waiting to hear response.

Walkway Lights

The cost to fix the electric lines for the car port lights and walkway lights was \$1,380. Gordy and John have suggested that we could try using solar lights at a much cheaper cost. A couple of sets of 2 different solar lights were shown and they will be installed to see if using solar lights is a workable plan.

Old Business

The release form for unit 405 has been given to the unit owner.

CHC

Resignations

Mary and Karel from the Board of Directors and TC and Phil from Ameritech met with Judy Poole (who represented the CHC Committee) on 6/27/23 to discuss the rules and purpose of the committee. At that meeting it was clarified that the purpose and job of the CHC Committee was only to determine if a unit owner broke a rule and was a violation.... yes or no. It was also verified that all CHC meetings are required to be public. Subsequently, Judy Poole turned in her resignation from the Committee. Christie Subacz, another CHC Committee Member attended tonight's meeting and said based upon the fact that the meeting must be public, she was submitting her resignation. Craig Parsons was also present and submitted his resignation. The Board told them that they understood their issue, but it is a Florida Statute. The Board thanked them for their service.

Disband the CHC Committee

It is required that the Board either must create a fine/compliance committee or use a lawyer for their HOA violation issues. After discussion regarding keeping the CHC or using a lawyer to determine if the unit owner has committed a violation, it was decided that using the lawyer would avoid current issues. Gordy made a motion to disband the CHC, seconded by Mary. Approved.

Unit 207 Dog Issue

Decision was made to send the unit # 207 Dog Issue to the lawyer

Respectfully Submitted,
Karel Rolli
Secretary