

Island Point Condos No. 1- approved
Minutes of 7-13-23 Board of Directors Workshop

Workshop was called to Order at 9:05 AM by President Mary Giuffreda.

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

Confirmation that meeting was posted on 7/12/23 at 10:40 AM.

Gordy made a motion to approve the minutes from 7/10/23 Board Meeting. Mary seconded. Approved.

Guest Policy

Current policy on overnight guests and guests staying over and under 30-day rule were discussed. Some Unit owners think that the rule that overnight guests must be registered violates their privacy and do not believe that the Florida statute covers that rule. Discussion followed regarding the following:

- What does the Florida Statute say
- How long does a visitor stay before they need to register – Board members felt that 3 days would be acceptable
- Karel brought placards that hand from car mirror for guest parking and service vehicles that other condos use. Karel will get pricing for the placards before making any decision.

No decisions were made. Subject tabled for further discussion.

Parking/Towing/Electric Cars

Discussion was held on the following:

- Swapping parking places- Do we really need to have the form filled out between two unit owners who want to exchange parking spaces? - Decision was that we do not need to do the form and can take it off the web site. Gordy made a motion to delete the requirement to fill out the form from Rules & Regulations. John Seconded. Approved.
- Towing cars parked in a unit owner's spot- After discussion, it was decided that a unit owner is responsible for their own parking spot. If someone is parked in their spot the unit owner should leave a note on the car telling the owner they are parked in the wrong spot. If that doesn't work, the unit owner needs to call Kotakis Towing 727-447-1452 and have the car towed.
- Electric cars and charging stations- There was a discussion regarding the installation of electric charging units for parking spaces, costs, timing, HOA responsibilities and costs and what will happen to the yearly parking spaces by seniority rules. No decisions were made.

Lights

- The lights by the mailboxes needs to be replaced. John brought a sample of lights that cost \$30 for 2 lights. Mary made a motion to purchase the lights. Seconded by Gordy. Approved.
- Carport Lights- the first set of lights ordered didn't work for the area. The second set of lights that the Board looked at are coming in the next few days. Mary made a motion to approve a maximum of \$400 to purchase the new lights. Seconded by John. Approved.
- The new walkway lights look nice and light the walkway well.

Common Area Quotes

Discussion regarding the quote from Jason for finishing the lobby brought up the subject of the mirrored wall again. Some owners feel that it should stay because it is nice to see if anyone is following you into the building and some owners feel it is “dated” and should be taken down. We will need Jason re-quote if the mirrored wall comes down. Discussion was tabled. Paula Wilhelm suggested that there was a survey taken a couple of years ago on the lobby. Board will look into finding survey results.

First Floor Pipe Project

The first floor pipe project was discussed for timing, cost and inconveniences to unit owners when it happens. We have an estimate from PRS of approximately \$50,000. We need two more estimates so we can make it a 2024 budget item.

Exit Plan

The exit plan that was approved by the Board was submitted to Ameritech to give to our Insurance Company. We are required to post signs throughout the building. Mary will contact Fast Signs and have the appropriate signs made.

The next Board Workshop is Thursday 7/20/23 at 9:00 AM.

Karel made motion to adjourn at 10:08 AM. Gordy seconded. Approved.

Respectfully Submitted,
Karel Rolli
Secretary