

Island Point Condos No. 1- approved
Minutes of 7-20-23 Board of Directors Workshop

Workshop was called to Order at 9:02AM by President Mary Giuffreda.

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

Mary confirmed that the meeting was posted on 7/19/23 at 10:40 AM.

Mary made a motion to approve the minutes from 7/13/23 Board Workshop. Gordy seconded. Approved.

Information Requested by Realtor

The information that was requested by a realtor from TC Sayles at Ameritech, our Management Company for the sale of unit 608 was discussed. The Board felt that the answer provided by TC was the correct way to handle the request. The form that other associations use to handle this type of request were discussed.

Blast e-mails

Blast e-mails will be sent to unit owners to inform them of the Emergency Exit Plan that has been approved by the Board as soon as the signs that have been ordered for the building are up. The signs are part of the Emergency Exit Plan.

A separate blast e-mail will be sent to inform unit owners of the change in needing a form to switch parking spots between owners, guest parking policy changes (when changes are approved by the Board), parking/towing cars, and Nature Zone pest control dates. There is no longer a signup sheet in the lobby for Nature Zone and each unit owner is responsible for scheduling their own treatment. Nature Zone is in the building the second Monday of each month.

Guest Policy

Current policy on overnight guests and guests staying over and under 30-days was discussed.

- How long does a visitor stay before they need to register – Board members felt that 3 days would be acceptable
- Karel got pricing for placards. They are \$1.10 for 1000 \$1.60 for smaller amounts. We do not Need 1000 placards

Discussion regarding sending a survey to all unit owners regarding changes in the guest policy and options the Board is considering ended with no decision on survey. No decisions were made on guest policy . Subject tabled.

Beautification Committee/Hose Box

Paula will speak to Dennis regarding the hose box.

Common Area Quotes/Updating Lobby

We are waiting for the revised quote from Jason for painting the lobby and taking down the mirror wall as well as removal and replacement of baseboards in the lobby. The mirrored wall discussion was revisited. Removing the mirror wall to update the lobby has unit owners divided. Sending a survey to owners to get their opinions was discussed. There are many new owners since the last survey was taken

two years ago. John suggested that he would ask Staci and the Decorating Committee for recommendations for the next meeting. Tabled until next meeting.

Miscellaneous items:

- Mary let the Board know that Duke Energy has replaced the blue light. There are 3 poles and the monthly bill is \$31.40.
- Gordy updated the progress on the walkway lights and carport lights.
- Security cameras are up and currently the camera for the dock is in Gordy's unit due to wi-fi needs. It will be changed if he and other boat owners get wi-fi down at their dock slips.
- Solar panels on the roof were discussed
- Karel updated the status of search for hiring our own attorney

Carport Boards

The Board discussed the need for doing something about the wood boards that either need to be replaced or removed. It was decided that the boards will be taken down now and we will wait until the Engineering Report is done in 2024 to decide on the next step. Gordy made a motion to take down the rotted wood boards. Mary seconded. Approved.

The next Board Workshop is Thursday 7/27/23 at 9:00 AM.

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

Respectfully Submitted,
Karel Rolli
Secretary