

Island Point Condos No. 1- approved  
Minutes of 7-27-23 Board of Directors Workshop

Workshop was called to Order at 9:07AM 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 7/26/23 at 8:20 AM.

Mary made a motion to approve the minutes from 7/20/23 Board Workshop. John seconded.  
Approved.

### **Emergency Exit Plan**

Fast Signs is moving to a new location so Mary cannot pick up the Emergency signs she ordered until next week. When the signs are posted, Karel will send out a blast e-mail regarding the emergency exit plan the Board has approved.

### **Guest Policy**

Current policy on overnight guests and guests staying over and under 30-days was discussed. Mary let the Board know that the Ameritech attorney determined that we cannot require unit owners to register guests for overnight so there is no need for the survey to unit owners asking for them to let the Board know their thoughts. Discussion regarding 3-day limit for guest parking was tabled.

### **Common Area Quotes/Updating Lobby**

The lobby common area and Jason's revised quote were discussed. The new quote is \$2358 includes tearing down the mirror wall. Changes to the quote were discussed and Mary will let Jason know.

Stacy & John presented a concept/rendering of the lobby without the mirror wall so Board could envision what the change would look like. Changing the floor tile in the lobby to a surface like what is in the vestibule was also discussed. No decisions were made.

John also discussed some changes on the wall that houses the large mailboxes and counters that will modernize the look and space. John will check with the Post Office to see if we can just move the boxes, or do we need permission since they own the large mailboxes.

### **Stack 7 & 8 Pipes**

Mary let the Board know that Joe (plumber) expressed his opinion that he believes we need to open stacks 7 & 8 to look at pipes to avoid the issues we had with other stacks. Discussion followed regarding asking PRS if they can scope stacks 7&8 to avoid opening area up.

### **Town Hall Meeting**

Karel has secured the date of 10/16/23 for the Town Hall Meeting which will be combined with the monthly October meeting at the Clearwater Aquarium. Will not be confirmed in writing until the person in charge of the schedule is back at work on August 15. The meeting rooms are not open from June-September 1<sup>st</sup> so the person to do the final validation is off at that time. Jeff Taylor, the condo insurance will be the speaker.

### **Milestone Report**

We will be getting confirmation that the inspection will include having to go into each unit. The engineering report is due by 2025 but Board wants to get it done now before everyone needs it last minute.

### **Association lawyer**

Karel to get information from Ann regarding pricing by Friday 8/4.

### **Miscellaneous items:**

- Gordy updated the progress on the carport lights.
- Wilbert confirmed that after 7<sup>th</sup> floor thermostat was fixed, all thermostats are set at correct temperature and working.
- Gordy updated progress on whether Direct Remodel who is doing his windows can do the ledge work also. Direct Remodel will let him know when they have the answer.
- Sea Wall project is moving along

The next Board Workshop is Thursday 8/3/23 at 9:00 AM.

Mary made motion to adjourn at 9:49 AM. Gordy seconded. Approved.

Respectfully Submitted,  
Karel Rolli  
Secretary