

Island Point Condos No. 1- approved  
Minutes of 7-6-23 Board of Directors Workshop

Workshop was called to Order at 9:20 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 7/5/23 at 10:40 AM.

Gordy made a motion to approve the meeting minutes from 6/29/23 Board Workshop. Mary seconded. Approved.

#### **Pye Barker Update**

TC is waiting for answers and quote from Anita.

#### **Unit 705 Cleanup**

Mary let the Board know that unit 705 had called the restoration company to take care of the carpet from their leak and the job was completed. Mary let the owners know that the Board appreciated their cooperation and speed in getting it done.

#### **Unit 508 Cleanup**

Unit 508 also has a leak from his AC unit that has caused a water leak into the hallway. He has been notified that he needs to call Ameritech to get the name of the restoration company to have the hallway dried out and cleaned. The date for the completion of the restoration will be given to the unit owner.

#### **Window repair letters**

There has been no response to the letters sent by Ameritech to the unit owners who have windows that need to be repaired per the inspection report for the building. They have 30 days to reply and then the next step will be taken.

#### **Elevator Update**

Gage Essman, from our elevator consultant joined the Board Workshop via zoom at 9:35 AM to answer questions regarding several topics including:

- Machines being hoisted onto the roof
- Elevator equipment
- Technicians' duties and how they spend their time
- Upcoming procedures

Gage will be on site here at our building at 9:00 AM on Friday 7/14/23 to review the project as part of their contract and will send an updated report to the Board on their findings.

#### **Safety Exit Plan**

We will use the plan that was submitted.

#### **Calendar Updates**

There is nothing on the calendar on our web site. Discussion regarding the need for meeting dates and other items to be available on a calendar in one place led to Karel volunteering to investigate the best way to set up a calendar even if it is not on our web site maintained by Ameritech.

**Room 100-unit owner keys**

After organizing and updating the unit owner keys that are in the locked cabinet in room 100, there are four unit owners who do not have keys included in the cabinet. A note was sent to these unit owners from the Board letting them know that their keys are not included in the cabinet. None of the four responded so there will be no further action by the Board.

The next Board Meeting is Monday 7/10/23 at 6:00 PM.

The next Board Workshop is Thursday 7/13/23 at 9:00 AM.

Karel made motion to adjourn at 10:21 AM. Gordy seconded. Approved.

Respectfully Submitted,  
Karel Rolli  
Secretary