

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

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

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

Confirmation that meeting was posted on 5/31/23 at 8:35 AM.

Mary let the Board know that she and Karel had taken the time to go through all of the unit owner keys in the locked cabinet in room 100 to organize them and make a list of which units do not have keys in the cabinet. The two unit owners that don't have keys in the cabinet will be contacted to remind them that they need to provide keys if they want to have them included. It was also discussed that owners may have old keys in the box and should provide new ones accordingly. It was suggested that a bulk e-mail could be sent, but after discussion it was decided that when the inspections are done for the windows, it would be a good time to check they keys.

A unit owner attending the meeting asked the Board if it is possible to get a reconciliation of the projected costs for the items included in the assessment vs. the actual costs for items that have been completed, and budget items completed. Treasurer John Schmidt said he could provide one soon.

Dock Visitor Watercraft Situation

This situation is resolved and the Board is going to create a form to put on the web site for a unit owner to fill out in a similar situation. Karel volunteered to create the form. The wording in rules and regulations will be revised and approved by the Board in the future.

Board Executive Session

Discussion was held regarding a unit owner who has had several issues occur that the Board feels need a personal discussion to help explain. The Board will hold an executive session with the unit owner at a future time to be determined. It will not be a public Board meeting.

Sewer Gas Odor

Joe the plumber will call the unit owner in 408 to investigate the intermittent sewer gas odor on the fourth floor.

Pet Policy

The pet policy regarding not being able to have pets in the building unless it is an EAS, Comfort or Service Dog was discussed. Policy of not being able to replace a pet if one dies was also discussed. Charging either a one time \$150 fee for having a pet or adding monthly amount to HOA fee was discussed.

Boats/Dock

Several items regarding the dock area were discussed and tabled for future meeting.

Security

John discussed the new cameras and their location and how the new system will work.

Back Door

The back door is not closing. Discussion was held regarding the fact that a prior resident on the first floor complained because the door was slamming and bothered her so Wilbert adjusted the closer. Since that resident is no longer an owner, Board will ask Wilbert to adjust it so it closes properly.

J Bolt

The cement and paint jobs are not finished yet. They won't get the final payment until the work is finished.

Ameritech Emergency Plan

Ameritech has requested an emergency plan for our building to give to our Insurance Company. We need to give them a plan.

Sea Wall

The Sea Wall won't be finished before hurricane season. Discussion was held regarding putting steps down to the dock and prior conversations regarding the reason that steps can't be put in were revisited.

Stairwell Handrails

The topic of why we have to change the handrails in the stair wells...and why we can't be "grandfathered" in was discussed. John is going to call Jeff Taylor. Our insurance agent.

Parking Issues

Unit owners and renters are parking wherever they want to and not in assigned spots. Several instances of people parking in spaces belonging to other unit owners were discussed. Towing of vehicles as our docs say we can was also discussed. Gordy volunteered to call our towing company to see if they can put out more signs.

Next Board Meeting is Thursday 6/8/23 at 9:00 AM.

Mary made motion to adjourn at 10:20 AM. Gordy seconded. Approved.

Respectfully Submitted,
Karel Rolli
Secretary