

Island Point Condos No. 1- approved  
Minutes of 6-12-23 Board of Directors Meeting

Meeting was called to Order at 6:08 PM by President Mary Giuffreda.

Present: Mary Giuffreda, Gordon Scherer Vice President; Karel Rolli, Secretary; Wayne Pliss, Director, Bob from Ameritech filling in for TC.

Confirmation that meeting was posted on 6/10/23 at 3:45 PM.

Gordy made a motion to approve the meeting minutes from 6/8/23 meeting. Mary seconded. Approved.

#### **President's Report**

Jason has finished the drywall and ceiling repair of the common areas.

#### **Treasurer's Report**

The financial report from Ameritech for May 2023 was sent to Board Members. Since Bob from Ameritech was present, the Board explained the financial monthly report summary they would like to get from Ameritech since the 50+ page report we get is difficult to digest. After discussion, Bob said there is a report available that is a comparison report of Budget Amounts vs. the current actual numbers which can be done for both the assessment numbers and all other expenses separately which is what unit owners and the Board have requested. Bob will communicate to TC and Ameritech to get those reports to Board on a monthly basis.

#### **Citizen's Insurance Inspections-**

The Board discussed what is necessary for the future inspections to Citizen's Insurance.

#### **Emergency Plan**

Ameritech has requested our Emergency Plan for the building in writing on behalf of our insurance company. The Board needs to submit the Emergency Plan in writing. Mary had written a plan and put in an e-mail to the Board, but it was never discussed at a meeting or voted on. Laura Ragans offered to send a copy of the Emergency Plan she uses in her commercial buildings as a sample. The Board will look at the City of Clearwater and other Emergency Plan examples to develop a final Emergency Plan.

#### **Parking/Towing**

Due to a situation where someone was parking in the wrong spot continuously and said it was not their car which took many people hours to figure out, Mary reminded unit owners that in the future, the vehicle will just be towed in a case like that. Two new signs have been put up as a visual reminder.

#### **Elevator Project Update**

There was no update on the elevator project available. The last report was that they are waiting for a part to arrive. Status will be checked.

#### **Sea Wall Update**

The Sea Wall will not be done before Hurricane Season due to getting a late start.

### **Walkway Lights Outside**

Phillips Electric will be coming back to fix the walkway and carport lights. It has been determined that there is a short in the line between the outside and inside of the building that causes the lights to not work during a rain storm.

### **Insurance Inspection & Fix Its**

The hand rails and other items were discussed.

### **Pet Fee/Monthly Fee**

Charging a one- time \$150 pet fee when a new owner with a pet, moves into the building or a monthly pet fee to owners in the building was discussed. Bob from Ameritech explained why a pet fee is discriminatory and cannot legally be charged. It was decided to table any further discussion.

### **Piper/New Vendor**

The performance of Piper Fire Company (our current company) and the possibility of hiring new vendor Pye Barker were discussed. The Board liked the Pye Barker presentation and is in the process of comparing the two companies.

### **Gordy's Draft Letter to unit owners**

Board discussed the letter to unit owners that Gordy has drafted regarding the responsibilities of the HOA and responsibilities of unit owners. Both financial responsibilities and building responsibilities were discussed. The goal of the letter is to communicate the items that need to be done to keep the building in good shape as well as the regulations from the State of Florida that must be followed.

The Board had previously discussed how to best communicate the information to unit owners in an informational way only. Having a town hall meeting (including zoom capability) for all unit owners in a larger location than our conference room was discussed at the 6-8-23 Board meeting. Further discussion at the next Board meeting was suggested and the item was tabled.

### **Zoom Discussion**

Providing Zoom capability for those unit owners who cannot attend the Board meetings was discussed. There have been several opinions expressed by Board members based on information obtained for rules regulating use of Zoom for official meetings. There have also been opinions from Ameritech on the Zoom issue. The Board is looking for a way that zoom can be provided, that fits within the regulations. Bob from Ameritech suggested a solution. Currently we put the zoom ID and notice both on the official Agenda page that is posted. It lists the physical location of the meeting. If we separate the two and post the agenda as the official post with the physical address and then do a second post stating that "As a courtesy to unit owners" we are going to give them a Zoom Id to be part of the meeting, it will meet regulations. It will also state that we are not responsible for any technical issues with Zoom as we always do. Since Zoom is not the official meeting location and the Zoom post is not the official agenda it will work.

### **Old Business**

### **Front Door Handle**

Door Handle is fixed.

**Lawyers**

Discussion regarding having our own lawyer look at several items brought up previous lawyer's name Ann Hathaway. Karel will contact her to see what her new rates are. Karel is also contacting Carolyn Meadows to get the same. Will have a report by Thursday 6/22 meeting.

**Sewer Gas odor on 4<sup>th</sup> floor and unit 408**

The sewer gas odor in unit 408 that began when the pipe lining for stacks 07/08 began is no longer an issue. Joe the Plumber does not have to come and look for the source. It was noted that the odor stopped when the leak in unit 107 was fixed and there has been no odor since.

**J Bolt Repair**

The J Bolt job is finished and discussion regarding invoice payment was held. Payment will be made.

Next Board Meeting is Thursday 6/14/23 at 9:00 AM.

Mary made motion to adjourn at 7:23 PM. Wayne seconded. Approved.

Respectfully Submitted,  
Karel Rolli  
Secretary