

Island Point Condos No. 1- approved
Minutes of 6-22-23 Board of Directors Workshop

Meeting was called to Order at 9:04AM 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 6/21/23 at 8:30AM.

Gordy made a motion to approve the meeting minutes from 6/12/23 meeting. Mary seconded.
Approved.

The 6/15/23 scheduled meeting was cancelled due to a lack of quorum.

Treasurer's Report

Mary brought up the financial reports that owners are asking for and Bob from Ameritech's comments regarding what reports could be generated from the Management Company. John discussed the information on the monthly Ameritech reports and the information that is available from them. Unit owners had requested a budget to actual report and the information is on the monthly report. Unit owners can get financial reports from Ameritech if they need a particular report.

Rules & Regulations and Meeting Minutes on Web Site

Karel reported that all meeting minutes are up to date on the web site and she has edited the rules & Regulations to be current and will have Paula review the updates since she was the one doing the web updates while she was on the Board.

Umbrellas

John reported that the new umbrellas are at the pool. Cost was \$200 each and they have triple vents so they should be safe in strong winds.

Compliance Committee Meeting

The new Florida Statutes require that we have a fine committee. Our committee is called the Compliance Hearing Committee. Informational Meeting with 2 members of the Board (Karel & Mary), 2 people from Ameritech (TC & Phil) and Judy Poole will be held on Tuesday 6/27/23 to clarify committee's role and if their meetings are public.

Elevator Update

Some work has begun on the Elevator project. The crane to lift items up to the roof will be on site on Tuesday 6/27. Estimated timing is for the freight elevator to be finished is the end of August and the other elevator at the end of October. Timing is an estimate.

Rite Way Elevator Invoices

The credit on Riteway Invoice for one elevator was discussed. It looks like we received the credit and invoice can be paid.

J Bolt Invoices

The work in the elevator room by J Bolt was discussed and everyone agreed that the work is ok and the invoice can be paid.

Pye Barker

The estimate for Pye Barker is not complete yet. There are a few more items that they need from Board/Ameritech to complete. Discussion followed regarding waiting for the annual inspection until Pye Barker is on Board. If we wait, Pye Barker can schedule all of the inspections at the same time so we just have to do it once a year.

Water Pipe in Room 100

Need to get a quote and check the pipe size (3" to 3").

Water pipe on the first floor-

The Board discussed the first-floor water pipe project that will be done in the future and how to do it. No decisions were made.

Zoom for meetings

It was confirmed that we will send out an agenda for all regular Board meetings and a separate zoom "courtesy" e-mail for the zoom information.

Insurance and Milestone Report

Both the current insurance, and the information needed for the Citizens Insurance (inspections etc.) were discussed. Progress on the Milestone report was also discussed.

Stairwell Railing

We are "grandfathered" in for having to change the stairwell railings.

Pet Fees

All discussion about changing the Rules & regulations regarding adding a pet deposit, or charging a monthly fee for pet owners are terminated due to both being considered discriminatory to unit owners having pets per Ameritech.

Lawyers

Karel discussed the progress in the search for a new lawyer for the Association. Ann Hathorn, the Association previous counsel is checking her client list to see if she has any conflicts and will send a letter with her new rates. Carolyn Meadows from the Becker Group was contacted and her assistant sent an e-mail with a list of information they need to check for any conflict of interest they may have. Karel shared the e-mail with the Board to get opinions before sending the information requested to the law firm. All opinions were favorable. Information will be sent.

Exit Plan

Board will look for Exit Plans available or write their own for Insurance Company.

Dock Slip/dinghy issue

Direction given to relay to TC at Ameritech for follow up communication with owner of unit 105 regarding boat slip issue.

New security system

The new Security system is in place and working. The pool area still needs to have wi-fi capability.

Window Ledges

Memo was sent to unit owners who had ledges fixed which requested that they take pictures of the finished ledges. Mary asked if Board is keeping a file of the pictures. It was decided that everyone is responsible for taking their own pictures and keeping them on file themselves.

Window Replacement

Future window replacement in the building and the 2 units that are receiving notices of violation for current issues were discussed. Gordy and unit 601 are currently having their windows replaced by Direct Remodelers and the possibility of multiple unit owners replacing their windows at the same time to get a better price was discussed.

Gordy's Letter to unit owners

Board discussed the letter to unit owners that Gordy has drafted regarding the responsibilities of the HOA and of unit owners. 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. Board is still not sure of the best way to communicate the information. 10/16/23 was set as the date for the Town Hall meeting for all unit owners at the Aquarium.

Front Hallway-

Multiple ways to make the front hallways look better were discussed. No decision was made.

Next Board Meeting is Thursday 6/29 at 9:00 AM.

Karel made motion to adjourn at 10:13 AM. Gordy seconded. Approved.

Respectfully Submitted,
Karel Rolli
Secretary