

Island Point Condos No. 1- approved
Minutes of 6-29-23 Board of Directors Workshop

Meeting was called to Order at 9:14 AM by President Mary Giuffreda.

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

Confirmation that meeting was posted on 6/28/23 at 8:40 AM.

Gordy made a motion to approve the meeting minutes from 6/22/23 meeting. Mary seconded.
Approved.

Blast e-mail sent for zoom id for Thursday Board Workshops as a courtesy

Karel reported that a blast e-mail was sent to all unit owners with the Zoom call information and permanent ID for the Thursday Board workshops. The blast e-mail for the Monday Board meetings will be sent out the week before the next Board meeting on 7/10/23.

CHC Informational Discussion

Mary reported that she and Karel represented the Board at an informational discussion with TC Sayles and Phil Colettis from Ameritech with the Compliance Hearing Committee (CHC) on Tuesday 6/27/23.

Updates on Web

Mary asked if all updates have been done to the web site. Karel reported that the web is current and the Rules & Regulations section is being verified.

Elevator Update

Some work has begun on the Elevator project. Questions regarding progress and what the technicians are doing were discussed. Board agreed to have TC ask elevator consultant to contact Gage and see if he can attend one of our Thursday workshops.

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.

Coastal Invoices

Board agreed that the Coastal work is finished and their invoices can be paid.

Unit 106 Moving

Unit 106 has filled out paperwork and is moving.

Insurance and Milestone Report are the Top Two items on the future Priority List

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

Exit Plan-

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

Financial Report

John is working on getting Ameritech to prepare the financial report (budget vs. actual) unit owners have requested.

Seawall

Gordy will check to make sure that the contractor doing the seawall is waiting for his permit from city of Clearwater and money paid in advance is ok.

Window Replacement-Window Ledges- checking condition when replacing windows

Gordy (603) and unit 601 are currently having their windows replaced by Direct Remodel. Gordy is going to check to see if they can check the ledges and possibly repair them, if necessary, when they replace the windows. Also, the possibility of multiple unit owners replacing their windows at the same time to get a better price was discussed. Gordy will ask Direct Remodel.

Gordy's Letter to unit owners

Tabled for now. Town Hall Meeting at Aquarium is 10/16/23.

Next Board Workshop is Thursday 7/6/23 at 9:00 AM.

Karel made motion to adjourn at 10:15 AM. Gordy seconded. Approved.

Respectfully Submitted,
Karel Rolli
Secretary