

Island Point Condos No. 1- approved
Minutes of 6-8-23 Board of Directors Meeting

Meeting was called to Order at 9:37AM by President Mary Giuffreda.

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

Confirmation that meeting was posted on 6/7/23 at 8:10AM.

Gordy made a motion to approve the meeting minutes from 6/1/23 meeting. Mary seconded. Approved.

Gordy's 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 discussed finding the best way to communicate the ideas and facts for current and future projects. Timeline of what has been done to improve the building, what has been done to follow regulations and what still needs to be done was suggested. Having a Town Hall meeting for unit owners to attend in person or via zoom in the fall was discussed. Judy Poole offered her services to help the Board with communications.

First Floor Project

The first floor will need to be opened to repair pipes beneath the building. During this project, the sewer must be shut down and evacuations will be necessary. Need to find best way to schedule and let unit owners know.

Accounting Items

Accounting questions from unit owners including requesting up to date financials from Association Treasurer and Ameritech were addressed by the Board. Providing a more inclusive and detailed Treasurer's report was also discussed. Mary will pass the request on to Treasurer, John.

Window Repair

The two units who have broken windows that need to be fixed and have been sent a letter from the Management Company were discussed. Karel made a motion for a second letter to be sent to each unit owner stating that there would be legal action and a fine if the windows are not fixed. Gordy seconded. Approved.

Front Door Handle

An estimate for \$450 to fix the broken front door handle was discussed. Gordy made a motion to accept the quote and pay \$450 for the door handle repaid. Seconded by Wayne. Approved.

Emergency Plan

The need for an Emergency Plan for the building requested by Ameritech for our insurance company was discussed. We will get more information on what the insurance company is looking for and discuss at the next Board meeting.

Coastal

Where are the parts needed to complete the pipe work. There is no guarantee how long the pipes will remain functioning and it will be a big flood if they burst. The Old pipes are being replaced with copper pipes.

J Bolt

The cement and paint jobs are finished. Discussion about everyone being happy with the way the job was done.

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 will not be finished before hurricane season. Boars will need to be moved during the project.

Next Board Meeting is Monday 6/12/23 at 6:00 PM.

Karel made motion to adjourn at 10:30 AM. Gordy seconded. Approved.

Respectfully Submitted,
Karel Rolli
Secretary