

Island Point Condos No. 1- approved
Minutes of 5-18-23 Board of Directors Meeting

Meeting was called to Order at 9:39 AM by President Mary Giuffreda.

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

Confirmation that meeting was posted on 5/16/23 at 5:05 PM.

Mary made a motion to approve the minutes for the 5/08/23 meeting. Gordy seconded. Approved.

Reclaimed Water- Due to a change in the piping necessary to fix the leaking of the reclaimed water, the cost has increased from the original estimate of \$5,000 to \$7750. Board discussion regarding the change in the project and why it needs to be made followed. The invoice includes the piping work as well as repairing the asphalt when the job is finished. Gordy made a motion to accept the \$7550 cost from Cut Rite. Seconded by Mary. Approved.

Seawall-Discussed Sea wall project cost and timing. The sea wall project has been over budget since we started it. The sea wall is part of the assessment. At the time the quotes had to be turned in to get the loan for the assessment we were aware it would probably increase due to increased material costs. We should have enough from the insurance check from the flooding to cover the overage. Gordy is going to meet with Derek, the sea wall vendor.

Roof - The roof contractor came to inspect the bubbles that were noted in the urethane coating. Gordy was with him when it was inspected. The bubbles are in the top urethane coating which is not the actual roof, it is a protective layer. The actual roof is yellow. We have 9 years until we need a new roof. We need to keep the knee wall as it is. We need to have Ameritech schedule yearly roof inspections. We need to address the standing water on the roof.

Elevator Room- The cement beam is being fixed.

First Floor Trenching- Board had a discussion regarding digging a trench on the first floor to fix piping issues. There are reserves for this expense.

Window Replacement- When the ledges that needed to be fixed by Specialized Coatings were looked at, it was noted that there are several other units that need to have their windows replaced. Pictures of some that are damaged were looked at and discussion followed as to the best way to determine which units have windows that need to be fixed. Hiring a structural engineer to conduct an inspection of the building and determine which units need to be done was discussed. The Board is aware that original windows are not all in the same condition but we need to have a safe building. Water from the windows that need to be replaced gets into the building and it then becomes a safety issue. Using a grading system to determine which windows need to be replaced the earliest and those farther down the list that can wait a little longer. Mary made a motion to hire a structural engineer, Gordy seconded. Approved. Mary will inform TC of the request to hire the structural engineer.

Permission to extend dock- Unit owner 508 has asked for permission at his own cost to extend the dock by his boat since it is too short for him to board his boat properly. During the discussion, Gordy commented that his boat is in same area and he has to back his boat into dock to get on and off the

boat. Mary made a motion to give unit 508 permission to extend the dock at his cost. Karel seconded. Approved. It was also approved that since 201 has given up his dock slip, 107 will be notified that they can have the slip (they are the only ones on the waiting list) provided they repair their current slip first.

Next Meeting is Thursday 5-25-23 at 9:00 AM.

Mary made motion to adjourn at 11:25AM. Karel seconded. Approved.

Respectfully Submitted,
Karel Rolli
Secretary