

Island Point Condos No. 1- approved
Minutes of 5-25-23 Board of Directors Meeting

Meeting was called to Order at 9:06AM by President Mary Giuffreda.

Present: Mary Giuffreda, Gordon Scherer Vice President; John Schmidt, Treasurer; Karel Rolli, Secretary

Confirmation that meeting was posted on 5/23/23 at 4:05 PM.

Mary made a motion to approve the minutes for the 5/18/23 meeting. Gordy seconded. Approved.

Anita Kieser from Pye Barker Fire Safety spoke to the Board regarding Pye Barker company history and qualifications to give us a quote to do all of our fire safety work and maintenance. Anita took pictures and will get back to the Board with a quote.

Items Discussed:

- Pye Barker has been in business since 1946- They are a national company and have office throughout the State of Florida.
- They have 100 employees
- They are certified and everything they do is approved by the NFPA (National Fire Protection Association)
- What happens when the alarm system is down and the building needs to go on fire watch. The Board discussed last year when the fire alarm panel was not functioning and the building had to go on fire watch. Anita went through what needs to happen during that time which included the fact that one or more of the Board and people in the building need to be certified for fire watch. Board also learned that the AHJ (Authority Having Jurisdiction) in our area is the person we need to call to get the local regulations for the fire watch. This includes the frequency of the patrolling and records that need to be kept. Took pictures.
- There are multiple organizations that offer free classes to get certified for Fire Watch and can be done on line.
- Anita took a picture of the Fire Board and sent it to her office to see if the Board is replaceable due to its age. Her office reported that it is fairly common Board and can be replaced when we are ready to update the fire system.
- Fire Extinguishers in the hallways were discussed as well as the possibility of fire extinguishers in each unit since the building does not have sprinklers.

Dock Visitor Watercraft Situation

The situation and fines for a unit owner's relatives using a space at the dock with no payment was discussed. There is a liability issue with letting someone just use the dock daily for free. After discussion, it was decided that under the circumstances, the Board would not enforce the fines providing the space is vacated by 5/26.

It was also decided that the Board will create a form to be put on the web site for a unit owner to fill out in a similar situation. Karel volunteered to create the form. The wording in rules and regulations will be revised and approved by the Board in the future.

Also discussed the fact that the next unit on the dock waiting list can be notified that they are eligible to take over the dock slip that has been vacated as long as the lift is rated for the size of their boat **AND THEY REPAIR THEIR CURRENT DOCK SLIP FIRST.**

Window Replacement- TC is working on getting a list of structural engineers available including the one we hired to do past inspection so we can address the window replacement project. Two-unit owners received certified letters regarding the fact that they have to fix their windows due to cracks in the window.

INSURANCE CLAIMS

Discussion regarding payment of invoices for unit 107 for repairing walls from the water leak that is both unit owner expense and HOA expense determined which portion the HOA is responsible for and will let TC at Ameritech know.

Reclaimed Water- The work is done to fix the pipe leak. The building next door has not requested any remuneration for their landscaping costs. Cut Rite bill will be paid.

Pet Fee

Discussion regarding what to do about owners letting their pets use the entire property outside and not disposing of the waste as well as unit owners who have dogs that have accidents in the building and leave it for someone else to clean up. HOA purchases waste bags for owners to use. Discussion followed regarding charging a \$150 fee when a pet owner purchases a nit or rents/leases a unit to help with the problem.

Rail Netting-

Suggestion was made regarding checking to see if our building could be "Grandfathered" in so we don't have to change all of the stairwell hand rails. Also, if we have to replace, can we find a cheaper alternative so we don't have to hire a commercial company to do it.

Next Meeting is Thursday 6/8/23 at 9:00 AM.

Mary made motion to adjourn at 10:35 AM. Gordy seconded. Approved.

Respectfully Submitted,
Karel Rolli
Secretary