

Island Point Condos No. 1- approved  
Minutes of 5-08-23 Board of Directors Meeting

Meeting was called to Order at 6:03 PM by President Mary Giuffreda.

Present: Mary Giuffreda, President; John Schmidt, Treasurer; Gordon Scherer Vice President; Karel Rolli, Secretary; TC Sayles from Ameri-Tech.

Confirmation that meeting was posted on 5/2/23 at 7:00 PM.

Mary made a motion to approve the minutes for the 4/10/23 meeting. John seconded. Approved.

**Elevator update** via zoom from Gage to let the Board know why there is a delay in the start date of the elevator project. The delay is caused by the backorder of the drivers(controller). Fujitech can provide the part, but it is a Fujitech part and limits replacement if ever necessary. Elevator Systems in NY can have the part in 4 weeks. They have been in business 50 years. Some work can get started 5-15-23 but the controller won't be here for 4 weeks so the actual project start will be the week of 6-05-23 or 6-12-23. The project will still take 9 weeks per elevator to complete. John made a motion to accept purchase of new controller from NY business. Mary seconded. Approved.

**President's Report**

The following were discussed in Mary's report:

1. Mary thanked those who helped with the window ledges project- including former Board member Paula Wilhelm who coordinated the project from the beginning. Paula's draft memo to unit owners regarding current and future possible rebar damage was noted and sending was tabled until complete memo regarding other items in the building is sent. When windows are replaced by unit owners, Specialized Coatings can look at the ledges to see if work needs to be done. Window ledges need to be checked yearly. Need to get quote from Dennis as well as Specialized. Discussion followed regarding the possibility of mandating new windows for all units in the future.
2. Mary presented plans submitted by Gordon Scherer for window replacement for unit 603 and 601 to the Board. Discussion followed and Mary made a motion to approve the plans. John seconded. Plans are approved.
3. Gordy Scherer from the Board of Directors and Shane Sexton will be in charge of all boat and dock items going forward. Physical files will be given to Gordy from Rick Rolli who has been handling. Digital files will also be sent to Gordy.

**Treasurer's Report**

The balance in the General Fund is \$118,783.37. The balance in the Special Assessment Fund is \$675,000 from the pre-paid payments. The pipe lining invoice and the seawall deposit have been paid.

**Common Area Proposal**

Jason's invoice for \$3,005 to fix all of the drywall and other items in the common areas was discussed. Mary made a motion to pay the invoice. Gordy seconded. Approved.

### **Security Camera/ Cable**

New security system was discussed. Cameras will be put by the pool and the dock. Cost is \$701. Mary made a motion to approve the \$701 cost for new security cameras and cable. Seconded by Gordy. Approved.

### **Reclaimed Water Pipe Repair**

We have to repair the leak in the reclaimed water piping. Discussion regarding who is being billed for the reclaimed water that may not be ours followed. Dennis can do all of the work including the asphalt. Estimate is \$5,000.

### **Piper Fire Inspection /Repair of bolt**

Board discussed invoice cost to repair the bolt by Piper and asked TC to have Piper explain why the cost is so high (\$665.76) to replace 1 bolt.

### **PRS Status Update**

Board discussed the Invoice responsibilities for flanges, brackets etc.

### **Seawall Update & Contract**

Deposit has been paid for Seawall project.

### **Walkway Lights –**

If Wilbert can't fix the walkway lights, we may have to find a vendor to get them fixed.

### **Insurance Inspection**

The only compliance item remaining is the handrails on the stairs. The Board is looking at several options including having a contractor do the job. More information will be available at the June Board meeting.

### **Legal Dog Advice Fee**

The Board had discussion regarding who should pay the legal fees when an attorney has to be consulted regarding the eligibility of a dog being a service dog, comfort dog or EAS dog. Possibility of charging a pet fee when a new owner has a pet was discussed.

### **Wilbert Cost Increase**

Wilbert requested an increase of \$50 per week (\$200 per month) and it was discussed at the 1-9-23 Board meeting. Wilbert's fees have not increased since 2017. Mary made a motion to accept Wilbert's \$200 per month increase. Seconded by Gordy. Approved.

### **Roof Inspection**

The need for yearly roof inspection and also having the roof checked at this time to make sure there are no issues caused by the construction/repair work that has been done recently to the building was discussed.

### **Zoom Discussion**

TC from Ameritech informed the Board of regulations that need to be followed if the Board allows the Board meetings to be "attended" by unit owners by disseminating the zoom invitation to all. If the zoom goes down during a meeting, the entire meeting has to be re-started from the beginning in its entirety. Board requested more information and further discussion was tabled until the 6-12-23 meeting.

**Sewer Gas odor in building**

Mary brought it to Board's attention that a unit owner is smelling sewer gas odors twice a day since the pipe re-lining. It is unit 408 and the odor comes into the unit from the kitchen area wall adjacent to 407 (7-8 stack). Joe (plumber) can run a test to see if there is a problem.

Motion to adjourn the meeting was made at 8:25 by President Mary Giuffreda. John Seconded.  
Approved. Meeting Adjourned.

Next Meeting is 6-12-23 at 6:00 PM.

Respectfully Submitted,  
Karel Rolli  
Secretary