

Island Point Condos No. 1-Minutes of 10-29-24 Board of Directors Meeting - Approved

The Board of Directors meeting was called to order on 10/29/24 at 6:00 PM by President Mary Guiffreda.

Recorded as present were Mary Guiffreda, President; Gordy Scherer, Vice President; John Schmidt, Treasurer; Karel Rolli, Secretary, and Scott Vignery from Ameritech..

Mary confirmed the meeting was posted on 10/26/24 at 10:20 PM.

Gordy made a motion to approve the 8/26/24 meeting minutes. Mary seconded. Approved.

SIRS Discussion-

Scott from Ameritech scheduled Mike Santiago(responsible for producing the SIRS Report) to be on the phone during the Board meeting to discuss the progress of the SIRS report. Since Scott was on his way to the meeting, the Board decided to do the SIRS discussion first. Mike had a few questions for the Board to finish the SIRS Report. Board Members also had questions for Mike. The revised report will be sent to Ameritech and the Board. Items discussed included: Fire Pump; Fire Panel; Sanitary Plumbing Lining timing and estimate; Water Pump; Roof Replacement; and Building Painting. Final completion date is 2026.

President's Report

1. Mary thanked everyone that helped with the building during Hurricane Milton.
2. There will be a Chili Fest in the conference room of our building on 11/9/24 starting 12:00 PM
3. The curbside cleanup is going to take time and the usual schedule for curbside items to be picked up will not be in effect until all debris from the hurricane is picked up.
4. 11/1/24 is the deadline for unit owners to go back to parking on the street. They are no longer allowed to park in visitor's parking. A Blast e-mail will be sent out.
5. Direct Remodel is finished installing windows in the building and there are no more scheduled.
6. 7th Floor air conditioning issues- Need to investigate.
7. Gibson visit and estimate of damages to seawall caused by boat that is owned by Someone that is not from Bay House. Gibson is scheduled for next week.
8. There was no September Board Meeting
9. The carts on the 4th floor are now locked up again.
10. There are now 7 units being rented/leased in the building. The limit is 9.
11. 4th and 5th floor common area air conditioning issue needs to be checked.
12. The owner of the boat that caused damage to our seawall during hurricane Helene is not responding to our communications- Need to determine if there are 1 or 2 owners.
13. Pool heater needs repair- will call Pool company and let Wilbert know.
14. Need to contact Kathy at Urethane to fix the gap on the roof for the 707-708 water issue.

Treasurer's Report

John gave the Treasurer's Report. The operating fund balance is \$81,000 as of the end of September. The amount remaining in the Special Assessment account is \$159,000. The reserves are \$173,000. The Truist Loan balance is \$361,000.

Budget Workshop

The Budget workshop will be in November. Date to be determined.

Electric Vehicles

The Board will be following the Florida Statutes for the regulations for electric vehicles. Some discussion was had regarding Condo regulations. The Board tabled further discussion for a future meeting.

Windows

Attorney Anne Hathorn sent revised suggestions for the window amendment that the Board requested that were discussed. Mary made a motion to accept the proposed window amendment, John seconded. Approved. A unit owner vote on the amendment will be required.

Fujitech

Board discussed the punch list that is remaining and if it has been completed. Mary will ask Scott to get an update.

New Seawall

The following items were discussed regarding the new seawall:

- a. Gibson has not come to Bay House to check seawall status after Helene damage and give estimate
- b. Neighbor boat damage- need to determine who really owns the boat that did damage
- c. City Status regarding their portion of the seawall- City of Clearwater Code Enforcement department will look at the situation. Scott will give us an update.

ISS Seawall Status

The filing with the State of Florida regarding ISS is still active. No other update.

Landscaping Update

Paula read the landscaping report:

- a. Thank you to all neighbors who helped with the cleanup after both hurricanes
- b. The grass out front and in other areas is dying from the urine. The board needs to let everyone know that dogs need to go in the designated area. A new area was discussed and a blast e-mail will be sent out to let everyone know where the waste bags will be moved to and the new area.
- c. The irrigation system was ruined by the salt water and doesn't work. It needs to be repaired. A \$3,900 quote was presented.
- d. Ground remediation and other items for hurricane cleanup need to be done as soon as possible. The total cost is \$11,400 for all items. Gordy made a motion to approve the \$11,400 and Mary seconded. Approved.
- e. AIG invoice has been paid
- f. We will get credit for seawall plantings that are not going to be done by AIG.

Unit 508 Responsibilities

The Board discussed the damage that was done to the dock during Hurricane Helene in September by unit 508 boat. Part of the dock was broken. Board will need an estimate from a contractor to bill unit owner's insurance.

Unit 508 Responsibilities

Several unit owners also have damages to their boats and will need to contact unit owner of 508 directly for insurance claims.

Other Dock items

The Board received an estimate of \$6,755.36 to repair the electric for the dock from Cors Electric which was reviewed. Gordy made a motion to approve the expenditure of \$6,755.36 to Cors Electric. John seconded. Approved

No handrails will be purchased.

There will be no new sink installed on the dock. A suggestion was made that we should have a fire extinguisher at the dock. Idea will be considered.

Wind Mitigation

No update on unit 403, 503, and 702.

OLD BUSINESS

- a. Replacement of the kayak stand- PVC is not working....need to find another solution
- b. Ageing report- units in arrears
- c. Coastal update
- d. Urethane- Coming to property to check roof issues
- e. Update Insurance claims from storms- no claims to report
- f. Carports- discussion regarding anything else that needs to be done with carports now that the fascia has been removed
- g. Windows- waiting for new regulations and our window amendment
- h. David from Specialized has 2 more units to fix ledges.
- i. Spectrum monthly Cable TV bill costs. Check to see if they are correct.
- j. Has Coupon Book been given to unit 405 per her request. Scott is checking

Meeting adjourned by President Mary Guiffreda at 7:43 PM. Seconded by John. Adjourned

Respectfully Submitted,
Karel Rolli
Secretary