

Island Point Condos No. 1-Minutes of 12/02/24 Board of Directors Meeting - Approved

The Board of Directors meeting was called to order on 12/2/24 at 6:00 PM by President Mary Guiffreda.

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

Mary confirmed the meeting was posted on 11/30/24 at 10:00 AM.

Gordy made a motion to approve the 10/29/24 meeting minutes. Mary seconded. Approved.

President's Report

1. Unit 106 & 108 have had their trees removed
2. Unit 107 contacted the Board with pictures of a mold situation she is having in her unit. The Board discussed the problem and will get more information from unit owner as the pictures don't match the mold description. Unit owner has been advised she needs to call a plumber to find the source of any leak and report back to the Board.
3. Interview of person going to be in unit 204 more than 30 days was completed.
4. Unit 207 has been sold.
5. Unit 506 carpet cleaning has been completed. Have the before and after pictures for the window caulking been submitted?
6. Unit 603 ESA dog application accepted.
7. The pickup of the hurricane debris is complete on Island Way. The Thursday curb pickup is back in effect.
8. There is still a unit owner who is not properly venting their dryer. They are venting into the wall which is dangerous to the safety of the building and results in humidity and odor in other units. If the source is not found, each unit will need to be inspected individually.
9. It has been difficult to find someone to weld the areas of the fence that were damaged during the hurricane. A quote from G&E Welding was received for \$950. The fence must be fixed as it is a liability issue. Mary made a motion to approve the invoice for G&E welding for \$950.00. Seconded by Wayne. Approved.
10. The pool heater is fixed at no charge.
11. The spectrum modem has arrived. John volunteered to install it.
12. There was a discussion at a past board meeting regarding putting the Spectrum bill on auto pay. The consensus of the Board was to do the autopay, but a vote was not taken. Gordy made a motion to put the Spectrum payment on autopay, Mary seconded.. Approved.
13. John is going to have a meeting next week with Karen at Ameritech regarding the Truist Bank account.
14. Board looked over the aging report and discussed what should be done with unit owners who are in arrears.
15. Mary let the Board know that she would like to have a survey sent to all unit owners asking what their top 3 priority items would be for improvements. Discussion resulted in the Board picking the items/areas of concern and put on a list to choose from. There will be an "Other" category for something that is not on the list.

Treasurer's Report

John gave the Treasurer's Report. The operating fund balance is \$68,685 as of the end of October.. The amount remaining in the Special Assessment account is \$159,422. The reserves are \$180,656. The Truist Loan balance is \$361,000. Discussion was held about using the **possible** money left in the special assessment fund (\$82,798.56 which can only be used for certain items) to pay down our loan and save interest. The actual number won't be determined until after the Fujitech meeting regarding final figure invoice.

When the roof was done the last time, the elevator roof was not done. The leaking in the stairwell from Hurricane Milton can be attributed to this issue. Urethane, the company that did the roof submitted a quote of \$46,500 to complete the elevator roof. Discussion of cost followed, and it was decided to table approving the quote until we get additional quotes.

Dock Rules and Regulations Change

Karel presented the new edited version of our Rules and Regulations regarding the Docks. Number 11 on the 2022 Rules & Regulations regarding a 3-year fee credit if the unit owner installs a lift is no longer valid and was removed. John made a motion to accept the new version of Rules & Regulations, Mary Seconded. Approved

Window Amendment

The paperwork to vote on the new amendment for the Condo Documents for window ownership will be sent to each unit owner by Ameritech soon

Insurance

The Board discussed the fact that the cost of the building insurance is the biggest item in our yearly budget. \$73,231 is the yearly cost of the flood portion of the insurance policy. Discussion regarding the fact that the flood insurance covers the units on the first floor followed. It was decided that Scott will ask our insurance why those units are covered and how long it has been that way.

SIRS Report

The SIRS report is done, and it needs to be put on our website by Ameritech, Scott will print a hard copy and give it to the Board to file.

Consolidated Electric

The original quote for Consolidated Electric for \$6,755.36 increased \$1,744.64 to do all the work necessary to \$8,500.00. The additional items were discussed. John made a motion to approve the increase of \$1,744.64 to a total of \$8,500.00, Seconded by Gordy. Approved.

Elevator Status

- **Fujitech Meeting-** On 12/10/24 Fulitech, the Board of Directors and Scott from Ameritech will meet to discuss the punch list completion and accounting. It will be an open meeting and will be posted 48 hours in advance. We received an additional invoice for \$8,279.86 which will be discussed at the meeting and the final invoice was \$74,518.70 for a total of \$82,798.56. Neither of the invoices have been paid and won't be paid until all items are settled after the meeting.
- **Vent Status-** Jason can use expanding foam to fill the area which will seal it.

Landscaping

Paula Wilhelm submitted a letter of resignation from the Beautification Committee to the Board of Directors. The Board thanked Paula for all her efforts as chairman of the committee on behalf of Bay House. The new Chairman of the Beautification Committee is Tina Petrakis.

All AIG invoices have been paid. AIG has received a 60 day notice that their services for Bay house are terminated. We have a bid from Millenium Lawn Services for \$2000 per month. The Board asked Scott to get 2 other quotes.

Seawall

- **ISS old seawall contractor-** Status of the 1099C form that was suggested to help with collection of the ISS money. John will schedule a call with Ameritech to discuss.
- **Florida state claim Status-** The State of Florida is still working on our claim as of a call two weeks ago.
- **Gibson meeting** on 12/19/24 is just Scott and a Gibson rep. It is not an open meeting.

Water Pump

Coastal Service has submitted an invoice for \$2,618.00 to replace the water pump. We have been doing repairs as needed to get by. They are costing more than replacing the pump. After discussion, John made a motion to pay Coastal Services \$2,618.00 to replace the water pump. Seconded by Wayne. Approved.

USI Roofing

An invoice for \$750 needs to be paid to USI roofing for emergency work. Payment was being held up because the area was not sealed. After discussion, it was determined that they were not asked to seal the area. The \$750 payment will be paid.

Web Page Status

The Milestone Report and SIRS report need to be put in our website in the password protected section. Scott will get it done.

Piper Fire Pump Inspection

Piper has been to Bay House the final time and is completed. Scott will check with them to get the permit now,

Visitor Parking and Circle Parking

- **Visitor Parking-** There is an issue with unit owners that have two or more cars and park one or more of them in visitor parking. If a unit owner has multiple cars, one should be in their assigned spot and the other ones must be parked on the street. We are also having issues with contractors and workers on the pipes on Island Way parking in visitor parking. After discussion, the Board made the decision to give a first warning and then a final warning and then it will be towed at the owner's expense. Stickers will be put on the car window. There will be a blast e-mail regarding this issue.
- **Parking in the circle-** Parking in the circle all day or overnight is not allowed and the posted signs list the regulations. Parking in the circle for short amounts of time are acceptable to go back up to your unit or unload items. All day parking is not allowed. It is especially important not to park close to the front door as Emergency vehicles need to be able to park in the front door area. Overnight parking in the circle is NEVER allowed.

Docks

- **A Floating dock (6' x 8"** is available to Bay House at no charge to use to enter and exit from kayaks. Discussion followed on:
 - a. What is involved to install the floating dock
 - b. Is the floating dock permanent
 - c. Will the floating dock be safe during a hurricane
 - d. Would it really help with entry and exit from kayaksAlthough most Board members believe this project would be more work than benefit. It was decided that more information is needed and was tabled until a future meeting.

- **Handrail –** There will be one handrail. John found one that meets our requirements on Amazon for \$35. Gordy made a motion to purchase the handrail from Amazon. Wayne Seconded. Approved.

Meeting adjourned by President Mary Guiffreda at 7:55 PM. Seconded by John. Adjourned

Respectfully Submitted,
Karel Rolli
Secretary