

Island Point Condos No. 1-Minutes of 12/10/24 Board of Directors/ Fujitech Meeting- Approved

The Board of Directors -Fujitech meeting was called to order on 12/10/24 at 10:00 AM by President Mary GIUFFREDA.

Recorded as present at Bay House Location were Mary Giuffrida, President and Karel Rolli, Secretary. Gordy Scherer, Vice President and John Schmidt Treasurer were on the phone during part of the meeting, Scott Vignery from Ameritech and John O'Sullivan, Robert Midalo and Hector Villar from Fujitech

Mary confirmed the meeting was posted 24 hours in advance of the meeting..

John O'Sullivan from Fujitech stated that the purpose of the meeting was:

1. To discuss the final punch list
2. To reconcile the final invoice owed by Bay House to Fujitech with the number of days that Fujitech was late over the original contract and agree on the credit amount for those days owed to Bay House.

Punch List/Other Items

1. **Maintenance Log**- Fujitech is supposed to sign the log in elevator room when maintenance is done in the building. John and Hector discussed why we don't have the information that should be on those logs. They determined that since we are not technically "finished " with the job because the punch list isn't complete in their system, we aren't in their system yet. They will have Amanda start putting it in the system manually until the punch list is completed and then we will automatically get the reports. This will start 1/1/25.
2. **Calls for elevator assistance**- Unit owners need to call Fujitech to get the call into the system. The elevator phone was tested after the meeting, and it also rings into Fujitech as it is supposed to.
3. **Fujitech asked if the Board had any other questions or issues**- Denise from unit 307 asked if she could make a comment...John from Fujitech said yes. Denise wanted everyone to know that the elevator door closing slowly and then banging into the door when it closes doesn't happen if you push the door close button after you push the floor button. John thanked her for the information as it is very helpful when they are trying to diagnose an issue.
4. **Emergency or Weekend calls are billable**- Unit Owners can call Scott at Ameritech on his cell if there is an emergency and there is another way to handle.
5. **Signed and Dated Copy of the punch list** – Mary requested a signed and dated copy of the punch list that shows when items were completed.
6. **Fujitech will put a copy of the chart** that we should have in the elevator room.
7. We are supposed to do a **monthly test of the elevator** and it should be kept in the elevator room. Board members and Scott agreed that Scott will do the test when he is here for the monthly Board meeting.

Reconciliation of Late Days over contract/credit for

1. The Board called Treasurer John Schmidt via phone as he was not available in person for the meeting. and he was part of the meeting regarding the late days and what Fujitech credit should be.
2. After discussion of how many late days there actually were(business days no total days), the number agreed upon was 80 days @ \$500 per day = \$40,000 credit.

Reconciliation of Late Days over contract/credit

3. Fujitech was \$123,600 over their budget when their final number was calculated. John showed the paperwork to prove the number. They are not charging us any of that, but they wanted to know they realize that things on this project didn't go as smoothly as they had hope and they want to work with us in the future and be "partners", not just vendors.
4. Fujitech made an offer to give us 36 months (3 years) of free maintenance -\$650 per month x 36= \$23,400 and includes after hours and weekends. John O'Sullivan from Fujitech wrote the contract while we were at the table and sent it to John Schmidt, Treasurer.
5. Mary GIUFFREDA, President; John Schmidt , Treasurer (by phone), Gordy Scherer, Vice President (by phone) and Karel Rolli, Secretary voted tentative approval for the offer. The offer will have to be voted on at the January meeting and recorded in the meeting minutes.

Payment to Fujitech

The final invoice for \$82,797.00 for elevator project and the last invoice for \$8,279.76 were approved to be paid since the credit had been approved.

Scott will make sure that the Fujitech is written by Friday 12/13/24.

Respectfully Submitted,
Karel Rolli
Secretary