

## **Island Point Condos No. 1-Minutes of 12/23/24 Board of Directors Budget Approval Board Meeting- Approval**

The Board of Directors meeting was called to order on 12/23/24 at 6:17 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 12/14/24 at 3:28 PM.

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

Since we have 27 proxy forms and need 28, John made a motion to waive the requirements to have all proxies by today, so the Board has 90 days to get 1 more proxy to meet the quorum. Mary seconded....Approved.

### **President's Report**

President Mary Guiffreda listed items that were not included in the 2025 budget, so unit owners are aware:

- The premium increase for the HOA insurance policy was only \$4,000 which is good news.
- The numbers on the carports and the asphalt are difficult to read or can't be seen. There is money in the reserves to paint numbers and seal the parking lot in the reserves. The Board will have Scott (Ameritech) get quotes and one will be chosen at the 1/27/25 meeting.
- Replace the underground pipe for the first floor. Does not have to be done in 2025.
- The final elevator payment to Fujitech has not been paid. We are waiting on the completion of the punch list.
- Discussion was held regarding finding new landscapers. The Board asked Scott to call Dennis and see what his bid would be for 2025. The quotes we received from other companies were high.
- We are not sealing the pavers.
- New coupon books for HOA payments and boat slip payments will arrive late to homeowners.

Next Board Meeting is Monday 1/27/25 at 6:00 PM in the Conference Room.

Respectfully Submitted,  
Karel Rolli  
Secretary