

Island Point Condos No. 1-Approved

Minutes of 1-8-24 Board of Directors Meeting

The Board of Directors meeting was called to order on 1/8/24 , 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

Mary confirmed the meeting was posted on 1/5/24, at 3:00 PM.

Motion to approve the minutes from the 11/20/23 Budget Meeting was made by Gordy and seconded by Mary. Approved.

Motion to approve the minutes from the 11/20/24 Board Meeting was made by Gordy and seconded by Mary. Approved

Motion to approve minutes from the second Budget meeting on 12/5/24 was made by Gordy and seconded by Mary.

PRESIDENT'S REPORT

Digital Files- Mary asked where the reports received by Ameritech are filed. TC has the digital files and will put them on a portable drive and give them to Mary, she will start with 2022. We need to know the cost.

Intent to Run- Mary reported that nobody returned an “ Intent to Run” form for the Board of Directors that is not a current Board member. The slate of people running for office for the Board at the Annual Meeting on 2/5/24 will be the current Board members.

Carport- Mary suggested that the Board get an estimate from Finyl Solutions to see what the cost would be to replace the carport Facia and get their opinion of what should be done.

Bikes- Mary reiterated that any bikes not tagged or any other items in the bike area that are something other than bikes will be cleaned out on 1/12/24.

Kayak Area & Crab traps- The Board discussed the crab traps and issues they create and a location that they can be stored that allows owners to keep the crab traps and not be a problem. The kayak area has been suggested for storing the crab traps. Hooks for hanging the traps were also discussed. No decision was made. Tabled until Board has further information.

Use of conference room- Mary was contacted by the 650 building to use our conference room for their Board Meeting. Mary made a motion to let 650 Building use our conference room the week of 1/12/24. Karel seconded. Motion was approved with 4 yes votes and 1 no vote.

TREASURER'S REPORT

John reported that there is about \$88,000 in the operating fund. Still \$200,000 in the assessment fund- \$173,966 that we did not pre-pay and a little over \$22,000 as a buffer.

LANDSCAPING

Seawall- The Seawall Landscaping was tabled for future meeting.

Property Boundary -The Property Boundary needs to be marked so the new landscaper knows what he needs to take care of. Flags were put on the property to show where the property line is. John volunteered to walk the property and find the markers.

Tree Cutting – Cutting the tree in the circle was discussed as were other options. Paula will contact the new contractor to see what he recommends.

DOCK

Repairs- A quote was received from Progressive Insurance for repair of the damage to the dock from when it was hit by floating boat. The amount was \$3915.22.

Owner status updates- Kimberly has finished updating the report.

ELEVATOR UPDATE-

More than 4 People in the elevator-The freight elevator changes are complete but people are still getting stuck/stranded in the elevator when there are at least 4 people in the elevator. Fujitech came back and re-tested the weight balance on the elevator cab and discovered that it was not working properly so they ordered parts to make the weight balance correct.

Austen Electric- Fines- The fines that have accumulated because Austen Electric did not get the proper permit so the fire panel could be transferred to room 100 need to be paid now so TC & Ameritech are not fined again. After discussion, John made a motion to pay the fines now to clear that balance. Seconded by Mary. Approved.

INSURANCE STATUS- TC and Mary have not received anything from Jeff.

WATER LEAK PROCEDURE- Board discussed what happened when the water in the building was shut off by the City of Clearwater. TC elaborated on why the emergency person at Ameri-Tech called the City when our unit owner called Ameritech. It was suggested that all of the Board members learn how to shut the water in the building off. Multiple board members do not want to have the responsibility of shutting the water off. The procedure that is currently in place should be followed.

The fire panel needs to be moved to Room 100. The contractor will pay to move panel.

STRUCTURAL ENGINEERING RESERVE STUDY (SIRS) – The release of the report is about 3.5 weeks away...probably the week of 1/15/24.

MILESTONE REPORT We passed the Milestone report and are certified for 10 years. We need to address the stairwells.

WINDOWS-

The **new window installation** for unit 607 is now listing Direct Remodel as the company doing the installation(same as 603 and 408) so Mary Made a motion to accept the window installation and Gordy seconded. Approved.

WINDOWS (CONTINUED)

Board will check the response from the attorney regarding the unit owners who have been sent letters notifying them that they need to fix their broken windows.

WATER PIPE REPAIR STATUS- New contractor is checking and will send report

SEAWALL STATUS- All items are with the Attorney, and we will update at February Board Meeting.

ROOF- Rosensteel has submitted an invoice saying that the work is done. Wilbert says it is not finished. John and Gordy agreed that the original work is done but they need to come back to fix the pitch of the roof, so water doesn't accumulate. TC will call them.

ASSESSMENT COUPONS- Coupons have been mail to unit owners paying the assessment over 10 years in a loan. There is no late penalty for the assessment coupons.

LEDGES STATUS- 3 Unit Owners need their windows looked at by David at Specialty when he comes to look at unit 308.

UNIT LEASE UPDATE- TC will give Karel the updated lease dates so they can be updated.

SUB COMMITTEE REPORTS

Landscaping Committee- As the Head of the Landscaping Committee, Paula Wilhelm asked the Board for a change in the November 20,2023 Board Minutes to reflect that the Landscaping Committee would get the remaining part of their budget for 2024 after paying the AIG invoice. The November 20,2024 Board meeting did not discuss the remaining part of the Landscaping budget so the minutes could not be revised. After discussion, Gordy made a motion that unless there is an emergency expense for the HOA that takes precedence over Landscaping, the remaining amount in the Landscaping budget will be available to use by the Landscaping Committee with Board approval. Wayne seconded. Approved.

MISCELLANEOUS OLD BUSINESS

ROOF VENTS- 2 of the vents on the roof are not working. The Board needs to decide whether to fix them or replace them.

Wi-Fi John reported that the wi-fi is now working in the lobby area and at the pool.

Respectfully Submitted,
Karel Rolli
Secretary