

Island Point Condos No. 1-Approved

Minutes of 2-5-24 Board of Directors Meeting

The Board of Directors meeting was called to order on 2/5/24 at 6:37 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 1/31/24, at 8:00 PM.

Motion to approve the minutes from the 1-8-24 Board Meeting was made by John and seconded by Mary. Approved.

PRESIDENT'S REPORT- Nothing to Report

TREASURER'S REPORT-

John reported that if the current numbers for the assessment hold, we should not need an additional assessment.

Carpet Cleaning Floor 1-7 A Cleaning estimate for Floors 1-7 and the conference room for \$1800-\$2000 from T-Bowe's Carpet was discussed. Gordy made a motion to accept the estimate. Wayne Seconded. Approved

Elevator Floors- John suggested that there is a floor covering we could put down on the elevator floor to make it look better. The estimate is about \$139. Gordy made a motion to approve the expense for the flooring and we would have Wilbert install the flooring. Mary seconded. Approved

New Window Approval- Motion to approve window replacements by Direct Remodel for units 307/504/605/606/703 was made by Mary, Seconded by Gordy. Approved.

Coastal Service Proposal- A Proposal from Coastal Service was prepared on 12/15/23 for \$2518.10 for repair service for the pump. After discussion, Gordy made a motion to approve the proposal cost. Mary seconded. Approved.

AIG Landscaping Proposal - A motion to accept the AIG estimate for \$380-\$525 to fix the in-ground leak was made by Mary. John seconded. Approved.

AIG Tree Trimming for 08 units- Discussion on what to do with the tree outside unit 108 that is causing the issue of hitting windows above in the 08 stack (keep trimming it or remove) did not end with any solution so the tree trimming was tabled until the next Board Meeting.

Anchor Pools- Anchor Pools submitted a bid for \$780 for pool repair. After discussion, Mary Made a motion to accept the bid. John Seconded. Approved.

Roof Vent Fans - Repair Estimates for roof vent fans. After discussion, the Board agreed that we should replace the 4 fans that are not working. The Association will purchase the fans and Consolidated Electric will install them which will save money. Gordy made the motion to purchase the 4 roof fans and Mary Seconded.

Dock Items- the HOA received \$3,914.22 from the insurance company of the person who hit our dock in an accident. The estimate for all repairs (some are from other occurrences) is \$4972. The difference can be paid from the Board fund. Gordy made a motion to approve the additional costs for \$1073.58 from the boat fund. Wayne seconded. Approved.

On Line Forum- Gordy presented an example of an on-line open forum for unit owners to share comments which would add transparency. After discussion it was decided that the open forum would cause issues because of users. The Board thanked Gordy for the suggestion.

Sub Committee Reports

Beautification- Paula discussed the center tree in the circle, Pine straw Mulch. Florida friendly plantings, and the rainbird at a cost of \$3,000. No vote was taken.

Dock Committee- Kimberly reported that the only open spot will be #10 when they sell their boat. Once that spot is vacant there will be no more lift discounts. Crab Trap discussion is still tabled.

Respectfully Submitted,
Karel Rolli
Secretary