

Island Point Condos No. 1-Minutes of 4-15-24 Board of Directors Meeting Amended 4-23-24- Approved 5-20-24

The Board of Directors meeting was called to order on 4/15/24 at 6:01 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. TS Sales and Phil Coletti from Ameritech Management were also at the meeting.

Mary confirmed the meeting was posted on 4/12/24, at 6:30 PM.

As Secretary, Karel stated that the draft of the 3/18/24 minutes contained an error in the minutes that needs to be corrected. The minutes say that Gibson Marine did the seawall repairs at the condo buildings on both sides of Bay House. Corrected minutes need to say that Gibson Marine repaired only one of the buildings next to Bay House. Gordy made a motion to approve the minutes with the change noted, Mary seconded. Approved.

PRESIDENT'S REPORT

President Mary GIUFFREDA – At the 4/15 Board meeting before reporting on the ISS portion of the Seawall project, Mary made a statement regarding her reasoning for recusing herself from the vote regarding the Gibson contract which was not previously recorded in the Secretary's minutes, Mary's statement at the 4/15/24 Board Meeting was:

“Rumor got back to me stating I was not in favor of approving the Gibson project and I wanted to be clear that was not the case. My reasoning was because of the bonding issues not being included in the contract which Karel had noted very clearly in the prior board meeting minutes.”

Mary then read attorney letters from Brian Oblow regarding steps that have been taken and what choices the Board has for the future. The letters are confidential and can't be published. There will be information available in the near future.

TREASURER'S REPORT

John reported that there is \$95,758 in the operating account, \$3,588 in the boat account and \$350,388 in the assessment account. .

SEAWALL

ISS- Continuation of President's Report discussion

This part of the Board Meeting was a continuation of the President's Report.

There were questions from unit owners regarding the Attorney letters Mary read in her report and the current status of the ISS portion of the seawall.

Questions asked from unit owners included:

Why wasn't ISS vetted better

Why would we issue a check for that amount without any vetting

Can we get the for fraud

Is there proof that ISS was never going to do the project

Do we have a copy of the check that was signed?

John has filed a complaint with the State Attorney General's office. He is waiting for a response.

The Attorney feels that we have 2 choices- First one is to file a judgement against ISS. The second one is to file for criminal intent. After discussion, Phil from Ameritech said he would contact attorney they work with to see if there is a contingency attorney who would take the case and get paid only if we win. The cost would be less than the \$50,000-\$60,000 fee we could accumulate. We have paid a \$5,000 retainer for the current lawyer and we have used \$3200 so we have \$1800 left. It was decided that we would get Phil's answer and then re-visit the choices we have.

Gibson- The Board has received and accepted a quote from Gibson Marine Construction for seawall work. Gibson Marine did the seawall for the condo building beside us. Gibson has applied for all the proper permits and is waiting for the permits to schedule our project in late April.

ELEVATOR STATUS

There is a "punch list" of items to be finished before the final Fujitech bill is paid. \$75,000 has been held back until all concerns are fixed. We are waiting for Fujitech to schedule their visit to address all concerns.

LEDGES

Specialized Coating (David) visited the building to inspect units 302,308,601,704,706 and 707. David and Deryl will be scheduling work to be done to correct the issues. It was stated that there is no paint remaining from the original work by Specialized. We need to get paint to have in the building.

FIRE PANEL

They will be checking the fire panel and system tomorrow at 8:30 AM, Karel will do a blast e-mail.

Broken Windows-

The topic of who actually owns the windows in the individual condos was discussed. Items discussed were:

- Who owns windows- unit owner or HOA?
- Who pays for the replacement of the windows in case of an "insurable event" (hurricane, tornado etc.) -unit owner or HOA?
- Who determines the Value of windows if HOA had to pay in case of an "insurable event"?

The condo documents from 1998 were discussed regarding who owns windows and the Board agreed it needs further clarification. The Board asked TC from Ameritech to get clarification from our insurance agent as to who the insurance company considers the owners of the windows. Board tabled until they get clarification.

Discussion followed regarding the unit owners who have broken windows and have been notified multiple times that they need to fix their windows. The broken windows could affect other units in the building. The Board tabled any action until May meeting.

The subject of using drones to look at the outside walls of our building to see if there are spots that show moisture in the walls if there is any. In determining responsibility in a water leak situation in any condo, in some cases, we don't know where the water from the leak is coming from. The drone report will show if there is moisture and where it is. The Board also discussed

infrared images that drones can do to see the moisture. This method is expensive and it was decided that if a situation arises that requires the infrared, the Board will reconsider. Solid Rock Inspection will do the regular drone report for \$375. John made a motion to accept the quote of \$375. Seconded by Gordy. Approved.

SIRS REPORT

TC reported that a copy of the SIRS report will be mailed to all unit owners once the final version has been received. The report will also need to be posted in the building. A question was asked regarding the broken windows are an issue in the SIRS report.

Bike Gate/ Lock

It has been determined that the gate to the bike area can't be fixed so the Board will get quotes for a replacement gate. The lock is a special lock that will need to be programmed if it has to be replaced. The lock will be kept if possible when the door is replaced.

POOL

The edging for the pool was discussed. Board is still looking at sand/no sand options. Paula reported that a bearing needs to be replaced in the machine at the pool. The cost is \$500.

ROOF/VENTS

Roof vents have been purchased by the board. One is to replace the one not working on the roof and the second is to have a spare if another one goes bad. Service One (Joe) had recommended that the Board put a mesh cover on the roof drain, so it doesn't let everything down the drain. The Board agreed to move forward and get an estimate from Joe for the cost.

RULES AND REGULATIONS

Mary asked "Since so many unit owners are just disregarding the building Rules and Regulations, do we want to eliminate them? Discussion followed regarding the rules and regulations as well as violation letters sent to unit owners. It was decided that the word violation will be changed for future letters to unit owners.

CALENDAR

The board discussed having calendar online. Karel stated that as Secretary she would be the one to keep the calendar current, but Ameritech has not been able to give us the password to edit the calendar. TC and Phil from Ameritech said there is now a password and will give it to us.

GRILL

The grill is not working. The Board agreed that it needs to be fixed.

ATTORNEY

PAINTING RESIDENT PARKING SPACE NUMBERS-

Some parking spaces need to have the numbers repainted. Board agreed and asked TC to get a quote.

SUB COMMITTEE REPORTS

Landscaping Committee-

Paula, as committee chairman for the landscaping committee stated that She is working with the landscaping person for Gibson Marine (doing the seawall) to determine what plantings should be put around the sea wall. The estimate is about \$5,000. Paula talked with our new landscaping group AIG, Rick Miller about the new rain sensor. There are only 2 zones working. The Zone 3 Junction box needs to be moved closer to the building. The cost is \$500. Gordy made a motion to spend \$500 for the junction box repair. Mary seconded. Approved

Dock Committee

Kimberly , as Chairman of the dock committee reported that all boats are currently insured. Slip 7 is currently vacant. She is checking on a couple of boat registration dates.

Old Business

Carpports-

John got a quote of \$4,000 to remove the facia and properly dispose of the wood. The Board tabled a decision for a future Board meeting.

The Next Board Meeting will be Monday 4/15/24 at 6:00 PM in the Conference Room.

Motion to adjourn was made by Mary at 9:00 PM. Seconded by John. Approved

Respectfully Submitted,
Karel Rolli
Secretary