

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

The Board of Directors meeting was called to order on 5/20/24 at 6:05 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, and TC Sales from Ameritech.

Mary confirmed the meeting was posted on 5/18/24, at 6:20 AM.

John made a motion to approve the amended 4/15/24 meeting minutes. Mary seconded. Approved.

John made a motion to approve the meeting minutes from 4/22/24. Wayne seconded. Approved.

President's Report

President Mary Guiffreda discussed the Guest/Visitor Parking regulations. Placards for car dashboards are available to print on the website for guests staying overnight, Unit owners may also have printed placards they received when they purchased their condos. Mary also reiterated that if a guest is visiting a unit for more than 30 days, the guest must be interviewed by The Board of Directors.

Treasurer's Report

The operating fund balance is \$80,000. Some expenses have increased. Legal fees are up because of the seawall. John asked TC to have Ameritech accounting check to see if the Spectrum Cable bill was paid twice. TC will check and give John an answer. Ameritech is making changes to the SYNC accounting system and there are some issues that they are working on fixing.

Seawall Status

Gibson has reported to John that they are about 3-4 weeks from starting the seawall project.

Three quotes were received for the ISS asset search. The cost from attorney Oblow is \$3800.

Board Members discussed the results from PI investigation of ISS from Abacus. Filing a judgement was an option that can be done. Cindy from unit 602 let the Board know that she had gotten information from a friend in the Sheriff's Department in Broward County regarding possible criminal charges for ISS. Karel volunteered to contact the person to see what can be done. The Board decided to table further action on the judgement until the information from Cindy can be researched. Mary made a motion to pay the invoice. John seconded. Approved.

Ledges

Daryl will be working on the outside ledges on Friday starting in the morning. Karel will send out an e-mail to remind unit owners affected.

Elevator

Fujitech is working through the punch list they were given. Our elevator consultant is working with Fujitech to determine the penalties for missing deadlines and other items. The amount estimated to be paid back is expected to be in the \$60,000 range.

Fire Panel

We are holding on the fire panel.

Windows

Eleven unit owners are having new windows installed by Direct Remodel. The installation will take the next 2-3 weeks. Mary had a meeting with the Supervisor of the project for Direct Remodel to explain the building rules and regulations and what their crews need to do in regard to clean-up, elevator use etc. Unit Owners need to be in their unit while their windows are being installed.

Discussion was held regarding window ownership and if we need to amend the condo documents. The discussion included whether the Board wishes to contact attorney Anne Hathorn to give the Board an opinion on what they need to do regarding the windows. John made a motion to contact Anne Hathorn, Mary seconded. Approved. The decision on the windows and a possible document change was tabled until the June Board meeting when we will have an opinion from Anne.

Common Hall Lighting

Mary noticed that half of the emergency lights were not working when the storm came the week of 5/13. The Board discussed having Wilbert check the batteries. It was also discussed that Piper fire could make it part of their contract for the building. We will check with Piper and Wilbert will check the batteries in the meantime.

Bike Gate

We still need to purchase a new gate & lock for the bike area. The gate can't be fixed so it needs to be replaced. The Board will get quotes and discuss at a future meeting.

Roof Drainage

Joe from Service One has submitted a quote to put a mesh cover over the roof drain to stop foreign objects getting into the drain. The Board tabled this until the June meeting.

AC Units on the Roof

Some of the AC units on the roof still need to be marked and some need repairs. Since some unit owners don't live in the building full time or can't get up to the roof, it was decided that the board will have Wilbert make a list of the AC units that need to be repaired or need numbers. An e-mail will be sent to those unit owners to inform them.

Dock

Kimberly Sexton gave the dock committee report. Information on insurance renewal for the one boat owner that was not in compliance has been received.

Landscaping

Paula Wilhelm gave the landscaping report. Discussion regarding the solenoid that needs to be replaced and other items that may be found when the replacement is done. A minimum of \$617.29 was approved by the Board on 5/2/24, Paula submitted a report to the Board

summarizing her AIG meeting. Due to other items that required immediate attention, the Board members had not all read the report. The report will be discussed at the 6/17/24 Board Meeting. Paula also announced that Tina Petrakis has joined the Beautification Committee.

Old Business- All items from Mary

- Jason has completed the work on the seventh floor and has billed it to Fujitech(elevator company)
- Status of drones to check the moisture in the walls around the building was discussed. The original company did not have a drone big enough to do the job. The estimate for The correct size drone was \$1295. The drone project was tabled for further discussion in the future.
- SIRS update. TC reported that we need to look over the report we have and develop a list of questions if we have any. She reported that one of her other buildings found discrepancies in their report. The DIRS report will be our guide for the next ten years.
- Discussion about a possible SIRS meeting on 7/3/24 followed. No specific motion was made.
- Board discussed a gap on the roof. Urethane looked at the gap and found no problems. No decision or motion was made.
- Does an ESA application need a weight limit? Discussion followed. No motion or decision was made,
- Unit 702 lease has not been renewed because it is month to month and tenant is moving.
- Removal of fascia and wood that have deteriorated and could fall from the carports was discussed. The Board has one estimate and Final Solutions will submit a quote by June. Gordy made a motion that an approved expense up to the Maximum of \$4,000 could be considered to do the carport work. Wayne seconded. Approved. Discussion followed from Board and unit owners regarding who should pay the carport expense. If a unit doesn't have a covered parking spot, they shouldn't have to pay for the repair. After 15 minutes, the discussion was tabled for a future meeting.
- The subject of unit 405 getting the notarized insurance paperwork to Ameritech to get her check was discussed. The notarized paperwork has not been returned so the check has not been paid.
- Subject of pool decking was tabled to the next Board meeting.
- Mary made a motion to adjourn the meeting at 8:10 PM. John Seconded. Approved.

- The next Board meeting will be 6/17/24 at 6 PM in the Conference Room.

Respectfully Submitted,
Karel Rolli
Secretary