

## **Island Point Condos No. 1-Minutes of 6-17-24 Board of Directors Meeting Approved**

The Board of Directors meeting was called to order on 6/17/24 at 6:05 PM by President Mary Guiffreda.

TC Sayles, our Ameritech Property Manager announced that due to health issues, she would be leaving Ameritech on 6-30-24. The Board wished her well and let her know that she will be missed. Our new Ameritech Property Manager is Scott Vignery. He can be reached at 727-726-8000 ext. 222.

Recorded as present were Mary Guiffreda, President; Gordy Scherer, Vice President; John Schmidt, Treasurer; Karel Rolli, Secretary, TC Sales from Ameritech, and Scott Vignery from Ameritech..

Mary confirmed the meeting was posted on 6/14/24, at 10:58 PM.

Gordy made a motion to approve the amended 5/20/24 meeting minutes. Mary seconded. Approved.

### **President's Report**

1. Mary read communication from unit 302 regarding unit owners possibly being able to take a \$172,00 loss on their taxes due to ISS Seawall on-going issue. Each unit owner should check with their financial person to see if it is possible. 302 was just forwarding her information.
2. The painting on the 8<sup>th</sup> floor that is necessary was discussed. Need to get quotes..
3. 306 tenant/visitors discussed.
4. Send notice to unit 703 regarding dog waste
5. 7/1- Possible new condo rules and copies given to all unit owners.
6. Sliders (sliding windows) in the conference room are being left open. Looking for a solution.
7. Unit 604 reported termites. The Board will look into the best solution, scope and cost. Unit 604 has added extra items for the exterminators, so they are paying for their unit.
8. Emergency Lights- 2 have been received. Remaining lights will be ordered.
9. 2 Mailboxes need locks repaired or they may not get their mail. Unit owners have received multiple notices.
10. The pool heater is off due to hot weather.

### **Treasurer's Report**

John gave the operating fund balance of \$86,998 as of the end of May. The amount remaining in the Special Assessment account is \$466,062.

### **Old Seawall Status**

Mary reported on the updated ISS seawall information including what was received from Abacus Report and the legal aspects of filing a Judgement. Discussion followed regarding whether the Board should file a judgement. It was decided that the Board needed more legal information. Mary let Board know she would like to file the judgement and the other members did not reach a quorum, so the matter was tabled until the next meeting with more legal information.

### **New Seawall**

John reported that Gibson (new seawall contractor) would be starting the seawall project on Monday 7-8-24. There are 9 sinkholes around the seawall and people should not walk near the wall at this time.

### **Elevator**

Fujitech is working through the punch list they were given. Gordy stated that the punch list he turned in has not been done. John also stated that the Panel door is not fixed either. Our elevator consultant is working with Fujitech to finish the punch list and 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. The final funds have not been paid to Fujitech until the punch list is done and the credits determined.

### **Fire Panel**

We are waiting on Austin for the fire panel

### **Covered Parking Spaces**

\$4,000 was approved for removing the fascia on the covered parking spaces. Sean Phillips quote was \$3900 and was accepted. Work will start after the 4<sup>th</sup> of July. Karel Rolli and her husband Rick volunteered to work with Sean to get the scheduling done.

### **Windows**

Four new unit owners are asking for Board permission to have new windows installed by Direct Remodel. Units are 304,707,708 and 604. The installation will take two weeks and will be in July when the windows have arrived. Unit Owners need to be in their unit while their windows are being installed. Mary made a motion to approve the 4 units to have Direct Remodel install their windows. Gordy seconded. Approved.

The ownership of windows was discussed after being tabled from May meeting. Mary was asked to get an opinion from attorney Ann Hathorn on the definition of an insurable event and who owns the windows in each individual condo.

The Board had a discussion that 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. Mary was asked to Contact Anne. The decision on the windows and a possible document change was tabled until the July Board meeting when we will have an opinion from Anne.

### **Insurance**

Ways to get lower insurance rates were discussed. The insurance company for unit 505 is still threatening to sue the HOA for damages caused by water in the unit. The Board has told the insurance company that it does not feel that the damage was caused by anything in the building that is HOA responsibility. Board still wants to see a report of damage by the engineer and wants to talk to current insurance carrier (Jeff) and previous carrier (Grant). Gordy volunteered to call Jeff. Item tabled until next month.

### **Hurricane Preparedness**

Kimberly Sexton prepared a list of items that need to be done to prepare for a hurricane and left copies for anyone that wanted one. What to do with bikes and kayaks during a hurricane was also discussed. Do we need to send a blast e-mail? Decision not made.

## **SUB- COMMITTEE REPORTS**

### **Landscaping**

Paula Wilhelm gave the landscaping report Board discussed Paula's Report summarizing her AIG meeting. Items discussed were Bahia vs, St, Augustine grass, different plants that can/will be used for landscaping and around the new seawall and pool edging.

### **Dock**

Kimberly Sexton gave the dock committee report. All owner's insurance is up to date. The lights need to be looked at. The towers belong to the HOA. The issue of who has slip # 7 was briefly discussed and tabled for another meeting.

### **Roof Drainage**

The Board tabled this until the July meeting.

### **My Florida Safe**

Information was given to the Board to check to see what My Florida Safe program offers for condos No action was taken.

### **Old Business**

- SIRS update- Discussion about a possible SIRS meeting on 7/3 or 7/8 was discussed. Scott will let us know what works into his schedule since he just came on board. followed. No specific motion was made.
- Need to get a date from David at Specialized to come back to finish unit 701 & 703
- Mary made a motion to adjourn the meeting at 8:37 PM. John Seconded. Approved.
- The next Board meeting will be either 7/22/24 or 7/29/24 depending on Scott's availability at 6 PM in the Conference Room. (Scott is our new project manager so he needs to look at his calendar.

Respectfully Submitted,  
Karel Rolli  
Secretary