

Island Point Condos No. 1-Draft Minutes of 3-18-24 Board of Directors Meeting-Approved

The Board of Directors meeting was called to order on 3/18/24 , at 6:04 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 3/14/24, at 2:17 PM.

Motion to approve the minutes from the 02/26 Board of Directors Meeting #1 to discuss the SIRS (Structural Integrity Reserve Study) Report/24 Board of Directors Meeting was made by Gordy and seconded by John. Approved.

Motion to approve the minutes from the 2/26/24 Board of Directors Meeting #2 (Regular Board Meeting) was made by Gordy and seconded by John. Approved

PRESIDENT'S REPORT

President Mary GIUFFREDA reported that the audio function of the new security cameras is not turned on. Mary also reported that cigarette butts have been found in the bushes and common area in the front of the building and asked that unit owners be more mindful of the look of the property.

TREASURER'S REPORT

John reported that there is \$86,908 in the operating account, \$3,588 in the boat account and \$356,731 in the assessment account. The carpet cleaning was done and looks good, and lightbulbs have been replaced.

SEAWALL

ISS- A letter has been sent by the HOA attorney to ISS, the original seawall contractor, regarding the status of the work on the seawall. At this time the attorney has advised the Board that this is the current status.

Gibson- The Board has received a quote from Gibson Marine Construction for seawall work. Gibson Marine did the seawall for the condo building beside us.

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. The floors in the elevators will be re-done by John using the same material as was used the first time. John thinks that there is enough to do both elevators. He will purchase additional flooring if necessary. Fujitech is paying Jason for fixing items on the 7th floor that they caused.

LEDGES

Specialized (David) visited the building to inspect units 302,308,601,704,706 and 707 and will send a report to the Board.

FIRE PANEL

Two permits are pending. One is near completion, and they need additional information for the second permit. Piper put the box in, and it needs to be locked up.

MAINTENANCE STATUS

Lightbulbs have been replaced. Joe (plumber) let Mary know that he feels we need to put a strainer near the roof entrance on the 8th floor to stop items from clogging the drain. Joe can do it with a mesh cover.

Broken Windows

After a short discussion, the Board tabled the broken windows issue until the April Board Meeting.

New Windows Approval

The Board discussed the new window installation request from unit 706. Direct Remodel is the company. (They have done three previous window installations in our building). Mary made a motion to approve Direct Model window installation for unit 706. Seconded by John. Approved.

7th Floor Elevator Damage

Drywall work and painting need to be done on the 7th floor to fix the damage from the elevator work. Jason is aware and will get it fixed and bill Fujitech.

Update from 2/26/24 SIRS Meeting

There are two edits that need to be done on the report. The report contains recommendations for plumbing, windows and foundation. Discussion included the fact that the first floor will eventually (in the next couple of years) need to have water pipes underground fixed. At this time, the estimated cost would be \$50,000.

Bike Gate Lock

The Board is trying to determine if the gate and lock need to be fixed as they are rusted and not always working.....or if we don't need a locked gate. Unit owners attending the meeting were asked for their opinions. Comments were made regarding the fact that the locked gate provides security, especially for electric bikes. Comments regarding random people on our property and stealing bikes were made. Board is going to ask Ameritech to get quotes to repair or replace the locked gate.

POOL

The Board discussed how to replace/fix the cement edging at the pool. There are differing opinions on whether to use sand or something else. It will be looked at further and was tabled until the next meeting. The heater has been fixed. Methods of deterring birds from flying over the pool and making a mess were discussed. Mary stated that the method that is being used at the Hyatt hotel on the beach can't be used here.

Picking Up After Pets

Mary reiterated that unit owners need to pick up after their pets and take their pets to the designated area. HOA provides bags in a holder near the designated area.

ROOF

Joe suggested a mesh cover to address the drain issue on the 8th floor roof (also listed under Maintenance in these minutes). Board asked Wilbert to confirm that we still have one fan that is not working. Discussion followed regarding purchasing two fans (to have a spare) when it is ordered.

Insurance Claim

An old insurance claim was discussed. The Board does not feel that the claim should be paid and wants to stop sending requests to our prior insurance agent. John made a motion not to send the claim to the insurance company and Karel seconded. Approved

SUB COMMITTEE REPORTS

Landscaping Committee- As the Head of the Landscaping Committee, Paula Wilhelm reported that the seawall landscaping will not be decided until the seawall is finished. The rain sensor is broken and will be replaced. Discussion regarding the bottle brush tree and what should be done with it (eliminate or not), and the palm tree on 107 patio causing an issue for upper floor unit owners did not come to a conclusion so subject is tabled until further information is presented.

Dock Committee

At this time, it looks like there will be no electricity available at the docks during the seawall construction, so boat owners won't be able to use their boats if they have a lift during the construction. John had an idea of a "workaround", and he will ask the electricians. The crab traps have been moved behind the transformer and the new location is working.

Old Business

Dock Benches- There was a question about the benches on the dock. There are no current plans to replace the benches on the priority list.

Carports- Board discussed replacing/removing the carport facia.....tabled for future.

Rental Unit Leases- Leases for unit 702 and 705 need to be updated. TC will send letters to owners.

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 7:31 PM. Seconded by John. Approved

Respectfully Submitted,
Karel Rolli
Secretary