

Island Point Condos No. 1-Minutes of 8-26-24 Board of Directors Meeting Draft

The Board of Directors meeting was called to order on 8/26/24 at 6:05 PM by President Mary Guiffreda.

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

Mary confirmed the meeting was posted on 8/23/24 at 2:15 PM.

Gordy made a motion to approve the 7/29/24 meeting minutes. Mary seconded. Approved.

President's Report

1. The Board 2025 Budget Meeting will be at the Clearwater Ameritech offices at 24701 US Highway 19 North, Clearwater, FL 33763 in October.
2. An invoice for \$1,283.01 from Dry Solutions was received. Gordy made a motion to approve the invoice, Mary seconded. Approved.
3. We need to know when Coastal is coming to the building.
4. One unit has fixed their mailbox. One unit still needs to get their lock fixed.
5. ISS Seawall loss update question from 705 unit owner. The update included an explanation of the reason that the Board made the decision not to proceed with litigation against ISS.
6. Scott from Ameritech was asked by Mary if the assessment book has been given to unit 405 as requested, and have the late fees been waived. Scott will check with his office.
7. Discussion regarding the breakdown of the assessment account so everybody knows what has been spent and what is remaining. Ameritech will provide these numbers.

Treasurer's Report

John gave the operating fund balance of \$79,717 as of the end of July. The amount remaining in the Special Assessment account is \$188,623. The reserves are \$128,593.14. The Truist Loan balance is \$367,226.18.

The Board discussed the possibility of using funds left in the special assessment fund to pay down the \$120,000 loan.

Landscaping Update

Paula stated that the Beautification Committee is over the 2024 Budget, and we owe 2 months of maintenance fees to the landscaper. Paula is going to meet with Gibson regarding the landscaping near the sea wall. What looks like a sinkhole is not a sinkhole. It is two broken pipes. Rick (landscaper) will give Paula an estimate. Paula will keep asking for the quote.

ISS Seawall Status

The Board discussed its decision not to proceed with filing a judgement against ISS and its owners. The decision was based on information obtained from a Private Investigator through our lawyer that indicated that ISS has multiple liens against the company and no assets. Based on the fact that there would be no payout, we would be at the bottom of a long list of others with liens against ISS and the filing fee and lawyer fees, it was decided not to pursue litigation. The filing with the State of Florida regarding ISS is still active.

SIRS Report

Still waiting on an update from Manuel. Final date for SIRS completion is 2026

Fire Alarm

The fire alarm went off for everybody to evacuate. About 10 people evacuated. The alarm went off due to an issue with a part of the alarm system that was giving a false signal, which will be rectified. Building was cleared for re-entry for everybody.

Termite Control

Termite Contract price is \$56 for unit treatment. The cost is a unit owner expense, not the HOA.

Ramp

Money was approved for ramps to attach to the seawall at the July Board of Director Meeting. The Board has since been told by Gibson (seawall contractor) that nothing should be attached to the sea wall. There will be no expenses for the ramp as the approval is rescinded.

Windows

Information regarding modifying and updating the condo documents regarding the ownership and responsibilities of individual condo unit owners has been sent to lawyer Ann Hathorn. The modifications will supersede any previous language. The modifications will be sent to unit owners to approve by vote once Ann has approved.

Dario from Direct Remodel stated the David and Daryl will be in the building this Friday 8/30/24 to look at windows and ledges in units 701, 601 and 703.

Broken Windows- Board needs to confirm that the certified letter went out from Ameritech to the 3 unit owners that have broken windows and haven't fixed them or have stated that they are not going to fix them.

Fire Panel

Austin Electric was supposed to work on the fire panel. We need confirmation that the work was done.

Covered Parking

The Board explained the covered/uncovered parking policy that is included in the condo documents, so everyone understands the requirements.

Newsletter and Hurricane Notice

Discussion regarding putting the Hurricane Safety Notices on the web site was held. It was explained that because of the timeliness of the notices, and the fact that we are not an official agency we should not put the notices on the web site.

There was a request to put the newsletter on our web site and discussion followed saying it would be ok. No official vote recorded.

Kayaks

Kayaks need to be moved during hurricanes. They can't be moved to the bike area because they could end up being projectiles.

Landscaping/Beautification Committee

Paula discussed the invoice for \$1,314.73 from Rick-Landscaper for Zone 2 and wiring. Gordy approved payment of the invoice and Wayne seconded. Approved. Paula also discussed other landscaping items.

Boat Dock

An invoice from Consolidated for \$2513.78 to move the wiring from the dock to the sea wall. Item was discussed, no vote taken.

Elevator Status

The Board is waiting for the final punch list to be done by Fujitech.

Letter to the City of Clearwater

The Board asked Scott to have Ameri-Tech send a letter to the City of Clearwater regarding the section of the seawall between our property and the unit next door that the city owns.

Old Business

- Paula will ask the landscaper to dispose of the cement table that needs to be removed from the property
- Emergency Lights for inside the building have been purchased and installed.
- Roof Drain- The Board discussed this issue again and it was decided that nothing needs to be done at this time.
- Mary made a motion to adjourn the meeting at 7:43 PM. Gordy Seconded. Approved.
- There will not be a scheduled Board of Directors Meeting in September. The October meeting date will be moved from the usual Monday night to Tuesday 10/29/24 at 6:00 PM in the conference room.

Respectfully Submitted,
Karel Rolli
Secretary