

Island Point Condos No. 1-Minutes of 7-29-24 Board of Directors Meeting Draft

The Board of Directors meeting was called to order on 7/29/24 at 6:06 PM by President Mary Guiffreda.

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 7/26/24, at 1:15 PM.

Gordy made a motion to approve the 6/17/24 meeting minutes. Mary seconded. Approved.

President's Report

1. Mary discussed the Bay House Rules and Regulations that each unit should follow. The rules & regulations will stay as is unless a change is requested.
2. Newest Rules & Regulations will be put on our website in September 2024, so everything is current.
3. There is now wi-fi available at the pool.
4. Unit 305 issue has been resolved.
5. ISS Seawall loss update is that the State of Florida has the case and is working on it.
6. Unit 701 needs a new key fob.
7. The vent pipe for unit 505 is still being checked.

Treasurer's Report

John gave the operating fund balance of \$70,000 as of the end of June. The amount remaining in the Special Assessment account is \$300,000. The reserves are \$140,000. A motion to pay an invoice from _____ (name to be filled in before approval) for \$4,765.09 + \$58.80 was made by Mary, seconded by John. Approved. The Piper after hours bill was discussed and will be paid. Coastal \$575 invoice for May service was also discussed to be paid.

John answered a question from unit 405 owner that she sent to the Board of Directors regarding payment and lease owner for slip # 7. Slip 7 is not currently being leased to unit 405. Discussion regarding refund followed.

ISS Seawall Status

Board resumed discussion from the July meeting regarding whether the Board should file a judgement against ISS and owners. The cost to file a judgement is \$60. John reported on his progress with our State of Florida lawsuit, and it was decided that the Board still needed more legal information and the judgement was tabled until the August meeting.

New Seawall

John reported that the work is continuing the new seawall and Gibson should be finished by early August.

Several owners have questioned what will happen to the property between our building and the building next door that is owned by the City of Clearwater because that seawall there is not being fixed. The Board asked Scott to have Ameritech send a letter to the City of Clearwater asking what they are going to do with their property regarding the seawall.

Ramp

Board had discussion about installing a ramp to get onto the dock. John found a 5' ramp for \$759.69 with a railing. Mary made a motion to purchase the ramp. Gordy Seconded. Approved.

SIRS Report

Scott will get an update from Manuel. Final date for SIRS completion is 2026.

Reclaimed Water Expense

Mary made a motion for an expense of \$821.75 to fix the pipe issues with the reclaimed water from the street. Karel seconded. Approved.

SUB- COMMITTEE REPORTS

Landscaping

Paula Wilhelm gave the landscaping report.

Docks

Kimberly reported that out of the 7 dock lights, 3 work and 4 don't. Suggested possibly installing solar lights. It was decided that this will be a 2025 budget item.

Old Business

- Discussed Drones to see possible water issues on the outside of the building- No need to do it now -done
- Termite Contract- need to get information for owners and building
- Calendar on Website- Karel reported that she now has the password etc. to enter meeting dates and other items on the calendar.
- Need to get a date from David at Specialized to come back to finish units 605,606,703,706 and 708 for paint and fixing ledges.
- Fujitech is working through the punch list they were given. Gordy stated that the punch list he turned in has not been done.
- Broken Windows- Scott reported he received communication from one unit owner saying is window isn't broken and he is not replacing. We need to make sure that certified letters go out to the 3 unit owners that have broken windows.
- AC for 301 and 308
- Mary made a motion to adjourn the meeting at 8:26 PM. John Seconded. Approved.
- The next Board meeting will be at the end of August. We will schedule once Scott gives us his availability.

Respectfully Submitted,
Karel Rolli
Secretary