

Island Point Condos No. 1-Minutes of 01/27/25 Board of Directors Meeting- Draft

The Board of Directors meeting was called to order on 01/27/25 at 6:01 PM by President Mary Giuffreda.

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

Mary confirmed the meeting was posted on 1/25/25 at 12:30 PM.

John made a motion to approve the meeting minutes for 12/10/24 Fujitech Meeting: 12/23/24 Budget Approval Meeting; and 1/2/25 Elevator Meeting Mary seconded. Approved.

Jeff Taylor Insurance Discussion

The Board of Directors asked our Insurance Agent, Jeff Taylor, to attend this meeting to explain our insurance coverage and to answer unit owner questions sent to him in advance.

- The HOA premium increase was 2% which was much lower than other commercial properties. The expected increase was about 19%. Our increase was caused by an increase in flood insurance
- The raw structure is covered by the HOA. The floors, cabinets, fixtures, countertops, drywall and painting are the responsibility of the unit owners.
- Flood insurance is not needed by unit owners unless the HOA insurance is not enough.
- A handout that lists which items are the HOA and the unit owners' responsibilities was given to those attending.. It is included at the end of these minutes as Addendum C.
- If a unit leaks into another unit, each unit owner is responsible for the costs of fixing their own unit and then turn into insurance.
- Water from windows is each unit owner's responsibility,
- The first floor is covered on the HOA policy
- Unit Owner questions-
 - A. **Why is insurance for the first floor unit owners paid by the HOA because all of the unit owners have to pay their own?** Same reason that the first floor has to pay for elevator items even though they don't need the elevator to get to their unit.
 - B. **Fact-**If you have loss assessment on your individual unit H-06 policy you may be able to apply for \$2,000 if there is a building assessment for hurricane or other damages.
 - C. **We were told that the dock sidewalk needs to be replaced in the past. Is that still accurate?** Jeff found no language or reason that we would have been told that while he has had our insurance. There was one year he did not have our insurance...it may have been then. Jeff assured us that there is nothing in writing that indicates there is anything wrong with the sidewalk.
 - D. **Will there be another Insurance Inspection performed by the carrier?** There will be an inspection in the next year or two.
 - E. **How many insurance claims have been turned in to be paid in the last few years?** There was a claim in 2018 for person who fell on the premises and a claim paid in 2020.
 - F. **Who is responsible for damage to unit windows if someone throws stones from the outside? HOA or Unit Owner?** HOA would be responsible for this instance ,but the unit owner is responsible for anything for the windows in their unit.

- G. Are there any insurance restrictions for bikes or e-bikes being kept in individual unit?** There are not any restrictions on bikes and e-bikes can be kept in an individual's unit. The lithium battery in the e-bike needs to be cared for so there are no fires in the unit.

President's Report

1. 103 & 604- Jason said the trap is too low. Gordy & John explained what happens when the air conditioning is not on so there is not enough moisture in the P trap. Suggested that unit owners may need to turn on their air conditioning once in a while to accumulate moisture.
2. Unit 103- Water pools out back. John stated that is because the grass has not been replaced. It should stop when the new grass is put in.
3. Unit 107 has water and ceiling damage- it is being finished
4. 107 Breaker is fixed
5. Karel & Mary did the interview for unit 108 for the caretaker that is there during the day and sometimes stays the night.
6. Unit 207 has moved in
7. Unit 304 delivery is finished
8. Crow deterrent seems to be working
9. Unit 506 items are finished
10. Unit 701 is finished remodeling
11. Unit owner thought someone took a package that was theirs. Did not hear if they found it or if it no longer matters.
12. Unit 705 is now using a leash for her dog
13. Need to find the correct Hall lights to replace bad ones. The sample is too small. Still looking.
14. No one in the building is allowed to have a live Christmas tree per Clearwater Fire Department...not condo regulations.
15. The piece of floating dock is still in place. Someone needs to contact building 770.

Treasurer's Report

John reported that he does not have the Financials from December 2024 and ask Scott to please get the paperwork to him. The General Fund balance is \$80,337.00. The amount left in the Assessment account is \$113,737.00 with Fujitech still being owed \$1,900.00. John asked Scott to have Ameritech accounting group to make sure that the SIRS report invoice was applied to the correct account and let him know the results.

New Business

2025 Board Meeting Dates

2025 Board Meeting Dates were introduced. Mary made a motion to accept the 2025 Board Meeting dates. John seconded. Approved. The list of dates is attached to these minutes as Addendum A.

Window Amendment Status

The signed proxies are valid for 90 days and were mailed out by Ameritech this week. We can vote at any time in the next 90 days.

Landscape Quotes

1. Rescinding the current board quote approvals- The landscaping quotes that have been received and the ones that the Board approved need to be rescinded so that new quote can be presented. Karel made a motion to rescind any prior quotes that the Board approved. Wayne Seconded. Approved

2. Russell Landscaping was presented as a possible new landscaper. Russell gave references. Their home office is in Georgia, not Florida. They have 24/7 call line for service and has office in Ruskin. Their cancellation policy is 30 days. The yearly cost is \$11,236.00. Their Services are:
Monthly maintenance Fee
Turf, Insect and Fungus Treatments
Irrigation
13 yds. Of Mulch
Trimming Palms
John made a motion to hire Russell Landscaping. Gordy Seconded. It was approved with 4 Board Members voting yes and with Mary with dissenting no vote.
3. Discussion regarding the instructions for the new irrigation controller. The Board asked Scoot to send a letter to Rick at AIG asking for the directions.
4. Board is in agreement and let Scott know one more time that AIG will not be getting any future payment from us. The account is closed.

Elevator

1. Fujitech items tabled until after the 1/29/25 Board meeting.
2. Board approved the Rise Invoice for \$1,975.00 for checking all items on the punch list and getting Fujitech to do them. Mary introduced the motion and Gordy Seconded. Approved.

Guest and Circle Parking

The Board will be enforcing the parking policies for guest parking and the circle. Mary suggested that the Board go back to a prior parking system where each unit is issued a parking sticker for their one car that is parked in their individual parking space. There will also be a guest parking sticker issued to each unit owner to give to their guests who park in guest parking. Any car that is parked in guest parking must have a guest parking sticker or they will have the orange warning sticker put on their windshield. If the car that has been issued the orange sticker parks in guest parking again, that car will be towed. Summary, all cars in guest parking must have a guest parking sticker. Unit owners may not attach their guest parking sticker to their own car and park in guest parking. Mary presented a quote for \$185.81 from Fast Signs for stickers for the cars. Mary made the motion to approve \$185.81 for the Fast Sign invoice quote. Wayne seconded. Approved.

Web Page

1. Insurance is password protected
2. Milestone Report is password protected
3. Parking Pass is no longer password protected.
4. Hurricane information was not put on our web page
5. Kayak section was removed....none of it was correct.
6. Financials are password protected.
7. Rules and Regulations were discussed again. It was decided that if a unit owner needs a copy of the Rules & Regulations, they can ask Ameritech or print from the web site.

ISS Status

Florida Attorney General's Office filed Grand Theft Charges against original Seawall Vendor. Mary & John have a meeting with her on 1/30/25. Information will be included in February Minutes.

Dock

- 1.** Insurance Claims from Hurricane Helene were discussed, and they are all being handled at this time.
- 2.** Lights for the dock were purchased by Gordy. He presented an invoice for \$191.87 to be paid. John made a motion to pay Gordy for the dock lights. Seconded by Mary. Approved.
- 3.** Bench was discussed. John found a bench that can be either 4 or 6 ft., can be screwed to the dock, doesn't rust. Board chose 6 ft. Total with tax is \$513.53 including tax. Mary made a motion to pay \$513.53 for the 6 ft. bench for the dock. Gordy seconded. Approved. Unit 104 offered to pay for the bench himself because money is tight. The Board will ask all unit owners for donations for the bench and the remaining will be paid by unit 104.
- 4.** Dock fees- Currently fees are \$150 per month. There are currently only 6 people paying the monthly fee. The others are getting the slip free due to the policy regarding free slip if you put in a lift. That policy is no longer in effect. It was decided that Kimberly (chairman of Dock Committee) and Gordy will look at the income and expenses for the docks and report back at the February meeting. The Dock fee change is tabled until the February meeting.
- 5.** All wiring on the docks is all new and the insurance paid for Hurricane Helene.
- 6.** The HOA paid for the damage from Hurricane Milton.
- 7.** The only issue that is left is the circuit breaker. It has been suggested that we might be able to use commercial saran wrap to wrap the poles to help.

Elevator Roof

There was a meeting on 1/2/25 regarding the elevator roof that needs to be repaired. It was decided that the quote from Munyan for \$21,050. This requires a deposit for \$6,315.00. Mary made a motion to accept the Munyan quote for \$21,050 with a deposit of \$ 6,315.00, John Seconded. Approved.

Priority Report

Mary requested at the December 2024 Board meeting that the Board ask the unit owners what their priorities are. A blast e-mail was sent to all unit owners to rate 10 items. Mary totaled the reports. The results are attached to these minutes as Addendum B.

Line of credit

Discussion of keeping the Truist \$100,000 line of credit for \$250 per year. Karel made a motion To keep the Truist \$100,000 line of credit with the \$250 charge per year. Wayne seconded. Approved.

Piper Fire Life Inspection

The Piper Fire Life Inspection will be 2/7/25 at 9:00 PM. Cost is \$465.00. Mary made a motion To pay Piper for the inspection. Gordy Seconded. Approved. Board asked Scott to see if the two yearly inspections for Piper could be scheduled on the same day. Scott ask Piper.

Elevator Floor

Discussion regarding what flooring we should use in the elevator, Possibilities are Granite, Epoxy flooring or laminate. The Board voted to table the discussion until the February meeting When we have more information.

Respectfully Submitted,
Karel Rolli
Secretary

2025 Board Meeting Dates- **ADDENDUM A- BOARD MINUTES-** This is just the proposed schedule. It can be changed.

Monday 2/24/25 Annual Meeting already scheduled
Monday 3/24/25
Monday 4/28/25
Monday 5/27/25 (This is a Tuesday because Monday 5/26 is Memorial Day. It can be changed as we go)
Monday 6/23/25
Monday 7/28/25
Monday 8/25/25
Monday 9/22/25
Monday 10/27/25
Monday 11/24/25
Monday 12/22/25

Priority List Results– ADDENDUM B

The attached are the results regarding the Priority List which were sent to unit owners on January 8, 2025. Out of 56 Unit Owners 21 Unit Owners responded. This was based on #1 being the top priority and #10 the last priority.

The priority preferences item 1 thru 10 are as follows:

PRIORITY 1

Building Structure
Landscaping
Building Roof
Building Dock

PRIORITY 2

Building Roof
Building Structure
Landscaping
Pool

PRIORITY 3

Pool
Landscaping
Energy
Residential Amenities

PRIORITY 4

Landscaping
Painting Stairwell
Boat Dock
Painting Halls

Priority List Results- ADDENDUM B

PRIORITY 5

Interior Decorating
Energy
Paint Halls
Landscaping

PRIORITY 6

Painting Stairwells
Interior Decorating
Energy
Pool

Priority 7

Energy

Priority 8

Paint Stairwells
Roof
Painting Halls

PRIORITY 9

Boat Dock
Pool
Paint Halls

PRIORITY 10

Residential Amenities
Paint Stairwells

Hazard Insurance Responsibility-ADDENDUM C

The hazard insurance replacement cost valuations contained in this report are based on Florida Statute 718 concerning condominiums. Under Florida Statute 718 the interior finishes of each condominium unit are the responsibility of the individual unit owners to insure. Any interior finishes located in common areas, owned by the association, have been included in the replacement cost valuations. Additionally, any buildings or site improvements not containing residential condominium units are the sole responsibility of the association to insure. The hazard insurance valuations do not include any personal property regardless of ownership.

Based Florida Statute 718 each individual unit owner is responsible for insuring the following components located with the individual unit:

- Any floor finishes such as carpet, tile, vinyl, etc.
- Any ceiling finishes such as paint, texture, suspended ceilings, etc.
- Any wall finishes such as paint, wallpaper, paneling, etc.
- Any electrical fixtures, plumbing fixtures, built-in cabinets, etc.

Florida Statute 718 has been amended several times since its origination. The latest amendment dated January 1, 2009, places the responsibility of insuring ALL heating & cooling (HVAC) equipment on the condominium association. The condominium association is responsible for insuring 100% of the building(s) HVAC equipment whether located on the roof, common area, ground, balcony or inside a residential unit. Routine maintenance of HVAC equipment servicing only one unit remains the responsibility of the unit owner.

The Hazard Insurance Valuations do not include foundations or plumbing below grade (insurance exclusions) or any personal property regardless of ownership.

Hazard Insurance Quick Reference Table

ADDENDUM C

AS GOVERNED BY FLORIDA STATUTE 718

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
1. ROOF AND ROOF COVERING Structural Framing and Roof Cover	YES	NO
2. EXTERIOR WALLS Paint, Stucco, Insulation, Studs, Concrete Block, Brick, etc.	YES	NO
3. UNIT INTERIOR WALLS Party Walls, Unfinished drywall, Insulation, Metal, and Wood Studs	YES	NO
4a. COMMON AREA Interior Wall studs, Block, and Drywall	YES	NO
4b. COMMON AREA Floor, wall, and ceiling Finishes	YES	No
5. UNIT INTERIOR Floor, wall, & ceiling Finishes, Paint, Carpet, Tile, etc.	NO	YES
6. UNIT AND COMMON AREA - Structural Floors Structural Ceilings - Structural Walls	YES	NO
7. COMMON AREA Air Conditioners	YES	NO
8. COMMON AREA Electrical	YES	NO
9. INTERIOR UNIT COMPONENTS - Appliances - Electrical Fixtures Water Heaters - Cabinets	NO	YES
10. INTERIOR UNIT Air Conditioners	YES	NO

