

## **Island Point Condominium Meeting Minutes:**

**DATE:** Monday, April 7, 2025

**TIME:** 6:00 PM

**PLACE:** [644 Island Way Conference Room](#)

**PURPOSE:** To Conduct the Business of the Association

### **Call Meeting to Order at 5:58pm**

1. Roll Taken: Scott Vignery (Ameritech by zoom) Karel Rolli, President; Gordy Sherer, VP; John Schmidt, Treasurer; Tina Petrakis, Board Member, Kimberly Sexton, Secretary (by zoom)
2. Agenda Posted for review Saturday 6 pm on 4/5/2025
3. Approval of Previous Meeting Minutes Motion to approve by Gordy Sherer and second by John Schmidt. Approved

### **Business to Discuss:**

Karel Rolli, Board President invited Phil Collettis, Director of Operations for Ameritech, to the meeting to discuss unit owners questions regarding multiple operations items at the beginning of the meeting.

#### **Phil Colletti Q&A**

1. Has any communication been with attorney general office regarding the ISS project. John referenced the letter that was received by the February meeting in which it says they are not pursuing ISS.

We are no longer pursuing ISS because the attorney of Pinellas is not pursuing and they cannot do business without a license.

2. Phil confirmed that the only item the board cannot do on the email is vote. They can discuss and have dialogue with one another and get agenda items together. He reiterated the formal dialogue is that which will be at Ameritech. The board members are volunteers, and this does go into account. Minutes do not have to be exact as to what was discussed it is motions and approved. The main focus of the board is to conduct the business of the building. The members can email questions to the property manager or board to get the information rather than at the meeting. Meetings should be held for one hour.
3. Three quotes for anything over 5% of budget. The stricter of bylaws (\$10,000.00) vs state of Florida regulations takes over. How can we trust anyone doing work was the next question. Phil stated that we have to operate in good faith and vet the contractor the best we can. There is no formula for vetting contractors. He said we have to go into it knowing people are not honest and our board has adopted a plan for any contract to be on the

web as well as get a project manager/consultant for large projects. Attorneys reviewing contracts is a good idea for the protection of the association. However, they are expensive and each time it has to be reviewed as to be financially responsible. Ameritech does not do contracts only their own do they do.

4. Why do we have to make a request for financials? The financials online are the shortened version and the ones from Ameritech are full. Per Phil this is a FL State statute that it be requested to control expenses as well. This is instead of sending full financials to the entire membership without request. They can also be sent via email in pdf format. Ameritech can add a link to add the audio of the meetings as well but it would be for the last meeting held due to storage and deletion of zoom data.

### Board Meeting Reports

1. Presidents Report this was taken care of questions during the Phil Q&A
2. Treasurers Report no report as no financials for March yet. There is 20,000.00 for lawn maintenance for 2025. The current company is less than budgeted, and it is 11,236.00 for lawn maintenance. With sprinkler maintenance and sod, we are still \$4000.00 short but it is suggested that the funds be taken from the elevator maintenance budget as the elevator company gave us 2 years free maintenance. This would leave \$7,914.00 for landscaping after sod and sprinkler repairs. John made a motion \$1674.25 cents to fix sprinklers, Gordy seconded. Approved

John made a motion to approve sod by seawall for \$13,420.75 Gordy seconded. Approved.

### **OLD BUSINESS UPDATES TO DISCUSS**

1. Former President Mary Giuffreda request for her list of items turned over to the new Board on 2-26-24 be listed in the minutes.  
They were already there, and copies of all items are also attached.
2. Former President also stated that the new Officers are not seated because they were not formally given their positions.  
Information included.
3. Over 30 day parking limit –  
will have this ready to present by April meeting

4. In ground leak AIG Landscaper Proposal \$380 (tabled at 3-24-25 meeting)-Status (tabled from 3024025 meeting)  
AIG is no longer provider
5. AIG Trim Tree 08 Units (tabled at 3-24-25 meeting)  
Done
6. Roof Vent Fans Repairs Estimates \$580 & \$1885 – Consolidated Electric (tabled until 4/7Meeting).  
These were completed.
7. Dock Damaged Power Pedestal Proposal Slip 6/7 \$4872.00  
Done
8. Dock Under Dock Reef Original Quote \$145 (due to damage from submerged salt water) \$1533.8 (tabled until 4/7 Meeting)  
To Expensive for repair and they were removed
9. Sub Committee Reports- Landscaping Report from Tina Patrakis
10. Security items (cameras etc.) from past meetings. Cameras in place a long time

### **TRANSITION ITEMS**

1. **Parking Passes- The parking pass distribution is in the process. If you haven't received yours, you can get it here tonight or arrangements will be made to give it you. This is tabled as there may be a different system. Passes are still being given out.**

**Passed out**

2. **Exterior Paint Issue -Elevator Tower. The building needs to be washed to change the dis-coloring. Tabled to 4/7/25 meeting**

**Ameritech to get quotes**

3. **Parcel of 52915436500001 County of property page is incorrectly recorded. Tabled to this meeting. Need to make a motion to leave the land as is needs to be made and approved to remove from Agenda.**

**Tabled**

4. Parcel of 052915436500001 County of property page is incorrectly recorded. Waiting for Ameri-Tech to have it corrected. Need to vote and approve to do nothing about this item which was tabled from 3-24-25 meeting.

#### **Tabled**

5. Quote from Jason for Elevator for \$400 needs to be approved for Elevator Vent Sealing. Tabled to 4/7.

**John made motion to spend 400.00 and seal vent in tower, seconded by Gordy, Approved.**

6. Bike Gate Replacement Quote- Already approved invoice will be paid for \$1,850.00.

#### **Work to start on 4/8/2025**

7. Dryer venting into Common space issue-Do we need to get an inspection to inspect every unit? Tabled until we can get estimate for the service.

#### **Ameritech to get quotes**

8. Dumpster Cleaning-Need to schedule Piper Inspection is in the process of scheduling a meeting to address concerns from the December report. Tabled until 4/7/25 Meeting.

#### **This was Completed Wednesday, April 4/2/2025**

9. Fujitech Settlement Status- Update at 4/7/25 Meeting

**Punch list items needs signed off on, Fujitech says completed punch list**

11. Elevator Roof Replacement will Start the Week of 3-4-25. (Late due to parts)

11. Insurance quote for Irrigation Coverage from Scott and review (tabled to 4/7/25 Meeting)

**Did Ameritech send in quote for irrigation coverage? Scott to Follow Up**

**12. Raising Boat dock fees has been discussed. Gordy and Kimberly volunteered to prepare of a report comparing all of the fees from 2023 to Budget. Information is still being Gathered for the report. Tabled from 3/24/25 .**

**Ameritech to send letter regarding sending 407 notice regarding vacant slip. Gordy made motion, seconded by John. Approved.**

**603 moving to slip 6, 405 going to slip 55**

**Kayak stand proposal is metal version of pvc and it is sturdy. No HOA Funds would be used, it would be purchased by spot renters. There are 6 spots per stand. It would be relocated to the area by the transformer and not in the pet area.**

**Benches 625.00 in donation and we need 850.00 plus installation. John made motion to spend 250.00 from boat account to finish payment of benches, Gordy Seconded. Approved**

**Homework on possibility of raising dock fees till April Monthly Meeting 4/28/2025**

**13. New Elevator Floor- Waiting for quotes Tabled from 3-24-25 Meeting Gordy made motion for LVT, Tina seconded. Approved.**

**14. Adjournment**

**John made motion to adjourn, seconded by Tina Approved at 7:57pm**