

Island Point Condominium Meeting Minutes:

DATE: Monday, August 28, 2025

TIME: 6:00 PM

PLACE: 644 Island Way Conference Room

PURPOSE: To Conduct the Business of the Association

Call Meeting to Order at 6:05 pm:

1. Roll taken – Gordy Sherer, Vice President; Tina Petrakis, Director, Kimberly Sexton, Secretary via zoom, John Schmidt, Treasurer via zoom, Scott Vinroy, Ameritech
2. Confirm meeting Agenda posted for review by 9:00 am on 8/22/2025
3. Approval of Previous Meeting Minutes for 7/28/25. Tina motioned, Gordy seconded and Approved
4. Approval of workshop minutes on 8/18/2025 John motioned, Gordy seconded and Approved and will be sent to unit owners.

REPORTS

5. President's Report (none)
6. Vice President's Report
 - a. Next BOD Meeting: Monday, September 22, 2025 at 6:00PM
 - b. Efforts to post Agenda by preceding Monday (tracking items)
 - c. Discussion of a Workshop before/after on same date as regular meeting on 9/22/2025 and it was decided to not have an additional workshop
 - d. Zoom Equipment if funding is available at the end of the year
 - e. Notices posted on bulletin board by mailboxes: No more doors/walls
7. Treasurer's Report
 - a. Current Financial Report and Budget Status the July financials have not been received from Ameritech as of this meeting
 - b. Delinquent accounts no updates unless Scott has one since he is working with the owners
 - c. Discussion on current Assessment Loans for ten (10) owners and possible changes. The correct number was originally 20 owners but that has changed with sales. It is currently 18 unit owners that are signed up (after 702 closes) for the loan. Anyone who did not pay

upfront received a coupon book and they are responsible for the 10 years of assessment due. The Unit Owners who chose to use the association loan, need to understand that they agreed to pay a higher assessment amount which covers the cost of opening the loan and all interest for the full term of the loan. Their assessment amount has been broken down into 120 payments and they will have to pay in full any of the remaining payments in their coupon book if they decide to sell or pay off their assessment early.

- d. If we change management companies, then we will need to address if the loan is to be called and if it can be ported over to the new management company. This is a concern among unit owners and board members. The plan is to be open with all participants in the loan.

8. Director's Report

- a. Landscaping Committee Report (Director is chairperson)
- b. Palm Trees
 - i. Disease/Possible Removal dock and pool palms Russell quoted 3900.00
 - 1. Scott to contact additional tree removal companies
 - ii. Palm by lobby side door – growing into bldg./door do we need to consider trimming this one at the same time they do the removal of the diseased trees
 - iii. Motion by John to approve removal of palm trees up to 5000.00 seconded by Gordy Approved.
- iv. UPDATE: Palm Tree Trimming they did not make today due to weather related.
- v. 2026 Requested landscaping items/materials
 - 1. Spray for weeds
 - 2. Scott to follow up with Russell about weed control
 - 3. Rocks in front
- vi. UPDATE: Shell path to dock has been damaged by the weather and we are to look at the glue spray.

9. Secretary's Report

- a. Dock Committee Report (Secretary is chairperson)
 - i. 2 unit owners had not paid deposits and Ameritech is going to send letters to these two
 - ii. Formal Notice: BOD voted in July to **increase slip rental to \$ 175** Effective 1/1/2026
 - iii. Formal Notice: BOD voted in July to retain slip rental income to be used as a Reserve Fund for future dock repairs.
 - 1. UPDATE: Railing estimates and funding source
 - 2. UPDATE: Deck plank repair (Craig to get estimate)

3. UPDATE: Installation of benches, they are in and look good

10. Manager's Report

- a. UPDATE: New Maintenance Vendor – 1 day a week New Handyman has not gotten agreement to Scott and they are not answering calls. Scott is looking for someone else.
- b. Protocols for a weekly list of items to assess or repair
- c. UPDATE: Elevator Issues:
 - i. Repair Order - Call Button (after power surge)
 - ii. Repair Order - People Elevator door scraping
 - iii. Logs and visits
 1. Fujitech has fixed the call button and the door scraping
- d. AC on roof feels like the issue with the hallway elevator is a leak in the gas line

NEW BUSINESS

11. President Vacancy

- a. Discussion/Board of Directors Action The Board may vote on this issue, or may extend the timeline, depending on discussion and outcome.
- b. Gordy will be the president for the remainder of the term. Tina made motion, Kimberly seconded and Approved
- c. Opening(s) remain on the Board for those who are interested

12. Parking Policy and Violations

- a. Notice sent to Bldg 650 about construction trucks on the curb
- b. Discussion on guest parking: potential website log-in for guests this is something for the future
- c. Towing policies
- d. It was reiterated not to park second cars or unit owners cars in the guest parking

13. 2026 Budget Preparation

- a. Review of workshop: distinguishing between operational and improvement items or projects.
- b. This means monthly items vs one time updates.
- c. Reserves have to be 10% under deferred to meet the state requirement. Cannot move reserves from one item to another. For example reserve for paint can only be used for paint.
- d. There will be no significant change to the operational/monthly maintenance fees in 2026. This budget is expected to remain within 5% or less of the current budget.

- e. Discussion of items and priorities to be funded by an Assessment with 12 months' notice.
- f. Discussion of Future Strategies beyond the 2026 Budget (not for next year) removing cable at end of contract, individual water meters, other ideas to reduce Association budget
- g. We need an organized list for addressing the wants of the building and any updates

14. Repaving Parking Lot

- a. Schedule an estimate to verify expense matches reserve fund
 - i. Scott to get an estimate on the paving
- b. Discussion of delaying, patching circle area as needed, to save money
- c. Discussion on relining and numbering if not paving

15. Pool Resurface/Repair Estimate

- a. Discussion on obtaining estimates to replace the pool to verify the reserve funding is adequate. Scott to get quotes from new company for resurfacing and life of what we have

16. Life Safety Items

- a. Discussion / possible request for estimate on fire alarm sirens to make louder – per owner request.
 - i. Scott to contact Piper about a quote for replacing the alarms in the center of the hallways from the small buzzer that is currently in place

17. Floor 1 main sewer line

- a. Discussion on lining (as was done with stacks), timeframe, expense and future budgeting/reserve fund the last estimate was over 50,000.00 and it is most likely expired
 - i. Scott to get a new quote to replace the sewer line in the floor
- b. Broken Hallway HVAC Unit (8 stack end of bldg.)
 - i. Coolant is very low; there is a leak previously discussed
 - 1. It is to be addressed by the new AC repairman

OLD BUSINESS

18. UPDATE: On July – Approved Budget Items

- a. Elevator AC Unit \$ 5,124 approved: actual cost much less and it will be about 1200.00 New AC company
- b. Owner Request for hallway carpet cleaner: tabled.
- c. Remove until December meeting for budget
- d. Upgrade of lobby floor to match new elevator floors: tabled Board to Discuss again at next meeting
- e. Internet repeater for pool camera approved: \$ 241 Pending Arrival. Gordy ordered
- f. Discussion on new camera(s) tabled until September meeting

19. Pool Issues

- a. Approved new vendor for \$650 a month (\$150 increase)
 - b. Confirm new company has started, Old vendor has received notice and he is okay for hand over on 9/1/2025
 - c. Confirm valve repaired as approved in July and per Scott this is done Remove item from Agenda
- 20. Pressure Washing Elevator Tower and Painting 1st Floor riser pipe status update
- 21. Painting of parking space numbers and yellow curb
 - a. Update is center circle done and work will continue on outer circle
- 22. Elevator Roof Replacement
 - a. Completed
 - b. Remove from agenda

Owner Comments or agenda items for next meeting – none mentioned

Gordy made motion to adjourn and Tina seconded, Approved

Adjournment at 7:28 pm