

Island Point Condominium Meeting Minutes:

DATE: Tuesday, May 27, 2025

TIME: 6:02 PM

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

PURPOSE: To Conduct the Business of the Association

Call Meeting to Order at 6:07 pm:

1. Roll taken - Karel Rolli, President; Gordy Sherer, VP; John Schmidt, Treasurer; Tina Petrakis, Director, Kimberly Sexton, Secretary, Scott Vinroy, Ameritech
2. Confirm meeting Agenda posted for review by 10:00 am on 5/25/2025
3. Approval of Previous Meeting Minutes for 4/28/25 John motion to approve second by Karol Approved

Business to Discuss:

1. Presidents Report Any changes that are going to be made by unit owners must be submitted in writing and approved by BOD.
 - a. Someone took the rubber trees out of the containers without the plan approved prior by the board.
 - b. Jeff and Jennifer in 407 donated a transport chair to the HOA for emergencies and it will be relocated to the second-floor storage under the stairs. The old wheelchair has been removed and when Karol is through with hers, she will donate hers.
2. Treasurers' Report as of 4/30/2025 we had 82,534.00 in general account and \$3588 in the boat account, the loan is \$346,450.00 and we have \$99,635.00 in the special assessment account
 - a. The delinquent unit owner is now current

OLD BUSINESS UPDATES TO DISCUSS

3. Parking passes have been tabled and we are going to have a signup sheet for passes.
 - a. If a unit owner wants to paint their numbers back on their parking spot they can it just need to be approved prior to painting.
4. ISS Seawall was discussed at 4/7/25 Meeting and it was decided that we would wait pursuing ISS (David Offutt) because the attorney of Pinellas County, has a criminal case against them for grand theft and there is the possibility of restitution. Additionally, they have been stopped from doing business without a license as part of the charges.

Mary Giuffreda (unit 103) has asked to speak at this meeting regarding ISS because she has new information about the subject. Per Mary there is an upcoming court date regarding our claim. The AG is actively pursuing Derrek Offutt in this case and there is an active witness list. The hearing is 6/9/2025 at 1:30 am and it is at County Justice Center (6th Judicial Circuit) 49th Street in Largo, FL. There are 11 to 14 people on the witness list, and this is the previous board and some unit owners they can be subpoenaed and deposed. Should the board file a judgment against him now is the question and the board will talk to a lawyer regarding options after criminal case with the State of FL AG office. John will make this contact to the attorney.

5. Landscaping Sub Committee Report from Tina Petrakis - Tina does not want to chair the committee or be the single point of contact for the landscape committee. Scott will now be the point of contact.
 - a. Thank you to all the volunteers who worked to get the landscaping back close to repair
 - b. Donations were used to purchase plants and mulch. 836.00 were donated and spent on the grounds
 - c. Tina would like to have volunteers monthly who tackle something on the grounds like removing stickers or weeding and have it be the same day of the week each month. This list will be started in June.
 - d. Gordy and Tina are donating funds for additional mulch to continue this project, this will be coordinated with the landscape committee
 - e. The previous quote from landscape proposal was reviewed and the quote for 3000-3400 for the circle, Gordy made a motion to approve the quote minus the mulch and it was seconded by Karol seconded and Approved
 - f. Signs for No pets to go in front of the building to protect the new sod and the no smoking sign up next to the palm trees hidden from view. The Board is aware and said to place signs. Gordy made a motion to remove ash trays from pool area and purchase signs on amazon saying no smoking, Tina seconded Approved
 - g. The items that were removed the rubber trees were replaced with plants that are Florida friendly as the trees were dead
6. Dock Committee Report – Update Expense/Income and Boat Slip Deposits – Gordy and Kimberly
 - a. 207 is due to submit paperwork for slip 14 and they are waiting on title to complete the paperwork
 - b. 405 is due to get payment slip for slip 5 and has completed all paperwork

- c. A unit owner would like the dock to be made more accessible to the membership with railings and ramps. Dock committee will secure quotes for planning for the future.
- 7. Benches were ordered on Friday 5/25/2025 in a Dark Grey with two week delivery
- 8. Kayak Stand- Wilbert is preparing a quote-need other quotes- decision tabled and it will be moved further from the breaker box
- 9. Guest Parking/Parking Passes- Nothing To Report-Tabled to 6/23/25 Meeting- Meeting with Chris to determine damage from his tenant to other cars
- 10. Exterior Paint Issue-Scott to get estimates including Specialized still waiting on quotes
- 11. Parcel of 52915436500001 is correctly recorded
- 12. Dryer/venting- each unit that is included in the units having an issue has been sent an e-mail regarding the necessity of getting into their unit or sending us pictures so we can determine unit by unit who the offender is. Medic Air will be scheduled to do this service.
- 13. Dumpster Cleaning- Done- will schedule for 6-month service
- 14. Landscaping-covered earlier in meeting
- 15. Kayak Stand-covered earlier in meeting
- 16. Piper Inspection- Updated and completed a long time ago
- 17. Elevator Roof Replacement- Update they are still waiting for permits from the city before they start the project
- 18. New Elevator Floor -Symbiotic is the color- \$6,600.00 is the total cost. Approved at 4/28/28 Board Meeting. The adhesive will arrive late next week, and installation will be the week of June 5.
- 19. Cleaning Service 660 has been using Tidy Turtles for several years and they are 500.00 a month less than what Wilber charges. Wilber would be maintenance stuff as needed but not the contract for cleaning. We will give Wilber a 30-day notice starting on 6/1/2025. John made a motion to approve Tidy Turtles for 1200.00 a month for three times a week cleaning starting 7/1/2025. Seconded by Karol and Approved
- 20. Discussion of new Lawyer on agenda for June 2025

Meeting Adjournment: The meeting was adjourned at 7:09 pm

Karol made a motion to adjourn, John seconded Approved