

Island Point Condominium Meeting Minutes:

DATE: Monday, April 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 6:02 pm:

1. Roll taken - Scott Vignery, Ameritech; Karel Rolli, President; Gordy Sherer, VP; John Schmidt, Treasurer; Tina Petrakis, Director, Kimberly Sexton, Secretary
2. Confirm meeting Agenda posted for review by 9:30 am on 4/26/2025
3. Approval of Previous Meeting Minutes for 4/7/25 John motion to approve second by Tina Approved

Business to Discuss:

1. Presidents Report No Report
2. Treasurers' Report Financials posted on website as of March 31
 - a. Fujitech final payment release discussion in the amount of \$ 8,279.86 John made a motion to sign release that work in completed, seconded by Gordy, Approved
John made a motion to pay the \$8,279.86, Gordy seconded, Approved
 - b. Late payment discussion – there are a couple of units are late on monthly payments Ameritech to follow up. We can charge up to 25/month late fees not to exceed 1000.00 and interest on the late payments. Currently we are only charging late fees. A unit owner pointed out her assessment account and HOA fees are lumped into a single account/statement and they are not separated to show amounts for each type of money due. Another unit owner reported her payments through Truist bank were being sent back by Ameritech. Scott to follow up and have a meeting with John, Lisa and Ameritech.
 - c. Boat income from last year (2024) was \$9,398.92 for boat slip rentals 2025 it is \$2,778.25. The expenses were \$23763.07 for 2024 due to storm damage. A new agenda item will be to mingle or not the funds from the dock revenue rentals. As previously the dock revenue was put

in operating account to assist with utilities. The dock needs funding for upkeep. This will be on May 2025 Agenda.

OLD BUSINESS UPDATES TO DISCUSS

3. Old business items left from the prior Board of Directors from 2/26/25 meeting. To close out list.
4. In ground leak AIG Landscaper Proposal \$380 (tabled at 3-24-25 meeting)-Status (tabled from 3024025 meeting) Done previously and can be removed as completed
5. AIG Trim Tree 08 Units (tabled at 3-24-25 meeting) Done previously and can be removed as completed
6. Roof Vent Fans Repairs Estimates \$580 & \$1885 – Consolidated Electric (tabled until 4/7Meeting) Done previously and can be removed as completed
7. Sub Committee Reports- Landscaping Report from Tina Patrakis Sod will start on 5/9/2025 for back and part of the front. Irrigation was repaired for this. They would like a volunteer day to have the people work and bring up the circle to improve. Any plantings to be approved by the board prior to installation or removal.
 - a. Gordy made a motion for purpose of minor landscaping that volunteers are able to work in common areas, John seconded, Approved.
 - b. Tina to get a plan together and have a workday set up and will be asking for volunteers to work, for example pulling weeds.
 - c. The Landscape committee has a small amount of funds for improvement, it is about 500.00
8. Dock Committee update and expense/income report- Boat slip deposits
 - a. Kayak stand is here and Wilbert is doing quote to install and remove the old stand.
 - b. Slip #9 is getting a boat and has placed a kayak there to show activity and will have a boat within a week
 - c. Wifi is coming along to keep safety at the dock and the will be aimed at the boat and dock
 - d. Collected 575.00 for the benches and the checks have been given to John

- e. A unit owner asked about increasing dock fees, the motion failed last month. It is felt that any increase should be planned to allow boat owners' time to adjust. There is no way to figure how much electricity is used daily on the dock and will need to be calculated based on usage.
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- 9. Landscaping Committee Report covered earlier in meeting
 - 10. Kayak Stand covered under dock earlier in meeting
 - 11. Guest Parking/Parking Passes- Tabled from 4/7/25 meeting No changes have been made and no stickers are being seen. There will be a discussion with Chris regarding his tenants and their parking and damage to other cars.
 - 12. Exterior Paint Issue -Elevator Tower. The building needs to be washed to change the Discoloring. Tabled to 4/7/25 meeting. Scott to get estimates. Specialized to give us bid on repairs to crack and presented by Scott.
 - 13. Parcel of 52915436500001 County of property page is incorrectly recorded. Waiting for Ameri-Tech to have it corrected. The court is working on it and the wheels are rolling to get it pointed to the correct deed.
 - 14. Dryer venting into Common space issue-.Do we need to get an inspection to inspect every unit? Tabled until Scott can get estimates for the service. Medic Air will be scheduled and then determine if units in 1, 2 and 8 stacks are vented into the common area of the condo. This is going to be scheduled and unit owners will need to be contacted and scheduled.
 - 15. Dumpster Cleaning-Need to schedule Done and removed as completed. Next cleaning to be in 6 months
 - 16. Piper Inspection is in the process of scheduling a meeting to address concerns from the December report. This has been completed and can be removed

17. Elevator Roof Replacement will Start the Week of 3-4-25. (Late due to parts)
This is on schedule and will be starting soon and at this time, we have no date for start.
18. New Elevator Floor- Quotes were received. Color was presented for vote.
The flooring has a 15 year warranty. Symbiotic is the color. John made motion to use Symbiotic 20 ml, seconded by Gordy Approved

NEW BUSINESS

1. Replace Condo lawyer – John attended training, and a lawyer was the instructor, and they are condo association lawyers. These were responsive and provided an hourly rate for services and they take delinquent cases on deferment. They will have to be vetted prior to working for us. We will need to investigate if a conflict of interest exists, and this will be on the agent for May 2025 after John investigates more about the agency.
2. Cleaning Services – the board would like to up the level of cleaning that we are getting. Has anyone discussed with Wilbert the level of cleaning, and this will mean that Wilbert's contract will need to be reviewed. It was addressed about a year ago. Gordy to get the contract from Scott and then we can review it.
3. Plumbing issue 108 – Leak was in bedroom wall and the leak cannot be found they think the leak is not coming from actual water pipe but maybe the cast iron pipe.
4. Unit 405 Plumbing Issue – Unit owner stated she has mold by her work area in her unit, she has continued to work there, and it is creating health problems for her. Treasurer requested that Scott/Ameritech have Service One come and investigate. Joe, the plumber is to open a wall and look for a leak to determine the cause and stop any leak he does find, Jason will repair the drywall.
5. Bench Donations- Previously addressed under dock discussion

Agenda for next Month will include financials and any possible assessment and projections for 2025 August, September and November are not on website.

John made a motion to adjourn the meeting, Gordy seconded and Approved.

The Meeting Adjourned at 7:07 pm