

Island Point Condominium Meeting Minutes:

DATE: Monday, July 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 6:00 pm:

1. Roll taken – Gordy Sherer, Vice President; Tina Petrakis, Director, Kimberly Sexton, Secretary, John Schmidt, Treasurer, Scott Vinroy, Ameritech
2. Confirm meeting Agenda posted for review by 7:30 pm on 7/27/2025
3. Approval of Previous Meeting Minutes for 6/23/25. Gordy motioned, John seconded and Approved

Reports

1. President's Report (none)
2. Vice President's Report
 - a. Notice of vacancy for the position of Board President: John took a moment and paid a tribute to Karel and all her hard work and time spent on the board and work for the association.
 - i. Timeline of action – next meeting we will entertain volunteers for the opening and then proceed and make decision at next board meeting
 - b. Notice of 2026 budget discussions and future workshop – traditionally session is in October and that date will be set soon and board is to get ideas to have ready for this meeting on changes or improvements to the HOA and anyone interested and with comments needs to come to the August and September meetings for input. The board is open to have the workshop in August or September at the building at night so obtain board member input. It is emphasized that we need to control costs and be more flexible.
 - c. Emails: Use Board Member email addresses (on the website) to contact the BOD.
 - d. Discussion on access to Administrator/emails Do not reply to the administrator email as we do not have access to that email.
 - e. Review of pool event: positive comments received Thank you to the organizer and it was noted as a good event
3. Treasurer's Report
 - a. Current Financial Report and Budget Status Operating account 66142.00 and seems to be holding steady, Truist loan is 321471.81 (this needs

updated), we have 222244.00 in reserve account. Deferred maintained 45716.77 in that account

- b. Delinquent accounts we have a couple accounts now and we start collections at 90 days and this includes two units. We will address more in next meeting

4. Director's Report

a. Landscaping Committee Report (Director is chairperson)

- i. Palm tree trimming: Russell Landscape \$1,300 Gordy motion to trim trees, John seconded and Approved. Tina will text David to get that started and refer to the original proposal in main contract.
- ii. Hurricane grounds clean up: Russell Landscape has proposed to do a storm clean up with puts us on the list for post storm clean up which starts a 250.00/hr for skid steer after storm for cleanup and disposal of tree and other storm debris. Gordy made a motion to approve, John seconded Approved. John will sign the contract and send it back to Russell.
- iii. Shell path to dock: Russell Landscape \$1,942 this removed the round disks and put down a more level surface and like shells and Gordy made a motion to move forward with this and Tina seconded Approved
- iv. Irrigation system: adjust sprinklers, run time and the sprinklers are still hitting windows and they are still hitting windows. Gordy to reach out to Russell about reprogramming.
- v. Removal of dead Oleander plant by pool: Russell to take it out as it is not a high priority now. Tina to ask them to do that when they cut our Palm Trees.
- vi. Mulch around the pool not opposed but Manny needs to submit a plan for this to keep it from going into the pool.

5. Secretary's Report

a. Dock Committee Report (Secretary is chairperson)

- i. Boat slip rental increase to \$175 in January: 6 months notice
- ii. Rental Income for dock repairs, future damage savings account and Ameritech has a line by line item for transparency on the dock. There is a line on the financials for boat slip payments
- iii. Railing estimates and funding source Estimates are coming in from two bidders
- iv. Deck plank repair (Craig to get estimate) pending and no update reassess next month
- v. Installation of benches the benches did not get ordered and we have 575.00 in donations for them plus a 100.00 amount of cash to pay for them. We need someone to order them. The benches will be on the next agenda next month and we need someone to order and they are on sale currently.

6. Manager's Report

- a. Legal update and new legislation – We will have to have an audit every other year, and this cost is between 5,000 and 6,000 a time. Will need to figure where to pull funds. The next audit will be 2026 and this is a new FL state statute and we can no longer waive being fully funding of reserves. Must have one year of recorded zoom on a website is a new requirement. Scott to give us a checklist for the new rules/laws.
- b. John made a motion to do domestic pump service Gordy seconded and Approved
- c. Scott ordered a new appraisal for insurance, and this will be received soon
- d. Roof Repairs: which company will we notify USI does patches in the past and Munion was hired to replace the elevator roof. Due to the delay, they are waving the cost of the roof and that is a savings of 15,000.00. They did get the deposit of 6315.00. This was a verbal conversation with John, and he will get it in writing. USI is to do a yearly inspection to keep the warranty up to date.
- e. Repair and Maintenance Requests:
 - i. Discussion of vendors, contractors or “handman”. Scott will talk to Wilber about his rate and at this time we do not have a full-time maintenance person on staff. If we do have Wilber he needs to have work stacked up and we cannot decide until we have a rate. We will retain Wilber until the next meeting if he has a reasonable price. John will search for additional recommendations on a “handyman”.
 - ii. Fujitech to send tech and review logs and get them signed off and prevent us from getting a citation and shutting down the elevator. Scott to notify them they are breaching the contract
 - iii. Who to send, when, payment process tabled until vendor is identified
 - iv. Timely Response and scheduling tabled until vendor is identified
 - v. Scott to contact Intelligent Handyman about a package of 350.00 a month with 2 visits a month plus a few hours as needed.

New Business

7. New Budget Items for discussion and possible action:

- a. elevator room AC unit (broken) \$ 5,124
 - i. It is the mini split system and it has damage from debris in the air and other work done in the area and it is blowing black stuff and the drain line is clogged. Scott stated we should call a few companies for more recommendations/proposals and include a regular system as an option. Tidy Turtles to be asked about going up and dumping out the water collected in the bucket.
- b. owner request for hallway carpet cleaner \$ 600 - \$ 800

- i. A commercial cleaner would be the only option as the home ones could not hold up to the use. T-Bows sent in a notice about carpet cleaning and we will hold this a couple months and see what we have in the budget.
 - c. upgrade of lobby floor to match new elevator \$ 4,900
 - i. There was a consensus at the last meeting that this is the last thing to do. We will wait until we have confirmation on the roof savings before we proceed. This will be tabled till next meeting in August.
 - d. repeater for pool, carport cameras, cable box, tax \$241
 - i. Gordy made motion to spend 210 on repeater and John seconded
Approved
 - e. repainting parking lot lines TBD (?)
 - i. Prior to painting we will get bids on paving and striping. This will be a mill and then repour and seal coat it. Currently we have 43,000.00 in reserve for the parking lot. We will push till after hurricane season for this project.
- 8. Stockham Law Group – for legal representation: Condo law expertise
 - a. This law group has condo experts, and they do online condo training for Pinellas. John thinks we would do better with them, and they would be more aggressive for us. No cost to switch attorneys. This would be beneficial to have a better lawyer as they would be more aggressive for the HOA. Gordy made a motion to contract with Stockham Law Group and John seconded
Approved
 - b. ISS did go to court and their next court date is 8/12/2025 at 8:30 am. He was there in court, and it was deferred to another date. This is the criminal case.
- 9. Stack 5 plumbing leak
 - a. Condo documents define responsibilities
 - i. Resolution of this incident - was determined to be the unit above the affected unit and the issue is between the two owners.
 - ii. The unit owner should reimburse the HOA for the remediation expenses. Stockham Law Group to be included in this. Scott to send a letter to the owner of the damaged unit.
 - iii. It is recommended that HO6 insurance be carried by owners for their contents. Stockham Law group to be asked if we can legally require insurance and they will be contacted by John.
- 10. Property Management
 - a. Notification/Call-Out Procedures
 - b. Report Condo issues directly to Ameri-Tech
 - c. Ameri-Tech After Hours Number for Emergencies
 - d. Wilbert call-out if unsure of the issue or to problem solve Scott to get his call-out fees and get that information back to the board

- e. Ameri-Tech property management contract expires in 2026 and it is April 1. Ameritech requires 60 days of notification if going to cancel the contract and we are getting proposals together for other management companies. The monthly cost is at 1299.00 a month.
- f. Confirm contract end date and notice date the contract end date is 4/1/2026 and they require a 60-day notice
- g. Request for Proposals (RFP)/consider all options we are currently getting quotes to discuss
- h. Discussion of timeline and search criteria the timeline would be early 2026

11. Pool Issues

- a. Cleaning and Chemical Service:
 - i. Previous vendor's reoccurring problems at \$ 500 a month.
 - 1. They have allowed the pool to not have the pool chemicals balanced and it is not vacuumed only skimmed
 - ii. Discussion of new vendor contract for \$ 650 month
 - 1. Gordy made a motion to go with Aqua Serve for 650/month John seconded Approved
 - 2. Second motion to pay current company 250.00 to replace slide valves because when cleaning and causing backwashing made by John seconded by Tina Approved
- b. Owner/Use Concerns:
 - i. Umbrella and awning use - the umbrellas are starting to wobble some and they could need to be replaced cost to be available at next meeting
 - ii. Condition of pool chairs some are starting to break and wear out and this needs to be considered at year end to determine if budget allows replacement in October
 - iii. Moving outside table near the grill (further out) and table can be moved over some
 - iv. Potted plants
- c. Rental Units
 - i. Confirm a total of six (6) rental units out of a maximum of nine (9)
 - 1. 106, 107, 304, 407, 505, 705
 - 2. 406 will hit a year and will be going for rent with a start date of 10/1
 - 3. 702 will be rented and is also up for sale and the rental application is out to the potential renter
 - 4. We should update rules to include leasing, renting and guests over 30 consecutive days in our rules and regulations. These questions tabled till after new lawyer in place.

12. Website

- a. Public vs owner only access areas

- i. We have a lot of information on ours that other groups do not and we need to look at moving information to owners only tab.

13. Decorating the storm drain lid in the circle with paint blues/greens to match the building (city supported project) Approved

Old Business

14. Pressure Washing Elevator Tower and Painting 1st Floor riser pipe

- a. Status Update - Gordy made a motion to paint the pipe on the first floor white to match the ceiling at an additional cost of 2200.00 seconded by Tina Approved

15. Painting of parking space numbers – only those that are faded

- i. Status of paint/supplies - Gordy made a motion to spend up to 300.00 to purchase stencils and paint to repaint numbers and reserved Tina seconded Approved
- ii. The yellow paint is approved for Manny to do around the circle

16. Elevator Roof Replacement

- i. Status Update this will be done Wednesday

17. Specialized Coating (Window Repairs)

- ii. Unit 302 (Scott to schedule) – removed as this was completed
- iii. Unit 308 (Scott to schedule) - She has leaks and needs connected to specialized

18. Owner Comments or agenda items for next meeting none noted

19. Adjournment at 8:07 pm. Motion made by Gordy and Seconded by John Approved