

Island Point Condominium Meeting Minutes:

DATE: Monday, September 22, 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. Call to Order
2. Roll taken – Gordy Sherer, President; Tina Petrakis, Director, Kimberly Sexton, Secretary, John Schmidt, Treasurer
3. Confirm meeting Agenda posted 9/13/2025 for review by 8 pm
4. Approval of Previous Meeting Minutes for 8/25/25. John motioned, Gordy seconded and Approved
5. President's Report
 - a. Announcements Phil offered to attend in Scotts' position, but it was declined
 - b. Correspondence
 - i. Pet/Dog Covenant clarification advised it is a building item as rules and regulations would have to be changed
 1. Will send out a google pole to gauge interest of unit owners in changes
 - c. Pool Heat Request Coordinating Communication:
 - i. There is 3000 left in the gas fund and this should make it till year end Treasurer reviewed and financially it good and it will be turned back on and John will ask pool company to turn it on and the temp to be set at 80 degrees
 1. Will review in the next meeting
 2. Mary is purchasing a pool thermometer to place in the pool
 - d. Board agrees on a point person who will coordinate and report back
 - i. Avoid multiple people calling/emailing
6. Vice President's Report
 - a. None – Vacant Board Position. Apply Today
7. Treasurer's Report
 - a. Current Financial Report and Budget Status
 - i. Gen Op fund 61,124.32
 - ii. Spec Asses 104885.00
 - iii. Current loan balance is 336,436.75
 - b. Delinquent accounts
 - i. Was not in the packet and John will follow up with Ameritech
 - ii. Next month on agenda the penalties and fees for going over 30 days late on HOA Fees and Assessment payments
 - c. Ameritech does not send in the financials prior to meetings

- i. They are supposed to be done by the 10th of each month
- ii. Regularly they do not respond to emails on the financial requests too
- iii. We want a meeting with Mike Perez and Gordy will be the point person on setting up that meeting

8. Director's Report

- a. Landscaping Committee Report (Director is chairperson)
- b. Russell Landscape Group:
 - i. Greg Pittman is the Branch Manager this is not current as they have acquired additional branches
 - ii. Delfino is our Account Manager Doug Board is current account manager but a new one will be assigned 9/28/2025
 - iii. Katie Camp is the Accounts Payable (AP) Specialist
 - iv. Clarification on who to contact and how to avoid multiple cross-email
 - v. Discussion on who is authorized to contact Russell
 - vi. Weeds/Lawn Spraying
 - 1. Needed again. How frequent ?
 - 2. Tina to determine how frequently to spray again
 - a. Wait one month and come back
 - vii. Vegetation over one (1) story Stacks 6, 7 and 8 patios over 1st floor line
 - 1. Gordy to get Scott to send letter to cap vegetation at one story
- c. Grounds/Appearance
 - i. Great improvement. Thank you to all volunteers.
- d. John made motion to buy spray glue and sprayer for 250.00 Gordy seconded and Approved

9. UPDATE: Russell Landscape removal of four (4) palm trees (approved).

10. Secretary's Report

- a. Dock Committee Report (Secretary is chairperson)
- b. Boat Slip # 9 October will be 1 year without a vessel and the board voted that a slip could not be vacant for one year should a boat need to be replaced or repaired a reasonable time will be allowed and the slip renter must communicate with the board involving time of repair and/or replacement of a vessel.
 - i. Scott to be asked to send a letter that a boat has to be on the lift by 11/1/2025 as it has been over one year without a vessel and a kayak is not sufficient.
 - 1. Gordy made motion to approve the time limit and letter John seconded Approved
- c. UPDATE: Railing estimates and funding source next month to have quotes
- d. UPDATE: Deck plank repair (Craig to get estimate) Completed

11. Manager's Report

- a. - UPDATE: A potential new repair/maintenance vendor identified

- i. 4 hours maintenance a month and this is to be broken to weekly but there is flexibility Scott secured this
 - b. - UPDATE: Elevator logs
- 12. New Business:
 - a. Cleaning Services
 - i. Getting better even with the calls to city for sanitation services
 - ii. Holidays will have to schedule in advance
 - b. Tidy Turtles
 - i. Dumpster issues: must be taken out 3 days a week. Cost of holiday service.
 - ii. Discussion on performance issues
 - c. Year end look at a floor protectant for freight elevator floor
- 13. W L Cobb Services
 - a. Invoice 581 for 7/14/25 \$ 200 "building maintenance" trash/lights
 - b. Invoice 585 for 7/21/25 \$ 243.58 purchase of bulbs/replacement
 - c. trash/recycling duties Invoice total of \$ 443.58
 - i. There is disagreement between Scott and Wilber on when he was told to stop coming to work, there is no way to tell what actually happened in this situation.
 - 1. He did do work and at this time it is thought we should pay the outstanding invoices. Gordy made motion to pay 443.58 John seconded Approved
- 14. Discussion and Board Action
- 15. Direct Remodel/Unit Owner Request for approval to replace owner windows it is on 7th floor but we do not know what unit at this time
 - a. No architectural/appearance changes, replacement request
 - b. Approval would include code and manufacturer tolerances
 - i. The new windows are slightly different but within the look of the building
 - c. Unit 204 acknowledged his 3 lower windows do not match the building. He stated that he is working to get this corrected and he was quoted four to six weeks on getting the replacement windows manufactured and installed to the correct size matching the building.
 - d. Once schematics are received Gordy will approve on behalf of the board
 - e. There is a 500 dollar deposit for installation of new windows
- 16. Drone Video of Building
 - a. Hiring a company to video the exterior of the building John has Parrot Key and they offer drone video so you have a status of building prior to the hurricane for insurance claims. Need before footage and they will come out do a whole video of entire property to give the record of current property status. The cost is 1000.00 add close up of all windows and it comes to 2530.00. The also do

a free thermal scan. John made motion to approved exterior and free thermal scan Gordy seconded Approved

b. Insurance/Damage issues

17. 2026 Budget

a. The Board of Directors (BOD) may elect to take formal action on the 2026 budget at this meeting, instead of approving the budget in a special workshop as has been done in the past.

i. We are separating into sections

1. Monthly fees first then assessment

2. Administrative Copes are at 3800 for 2025 and we should cap at 3300.00

3. Gordy recommended sending to Scott with the updates from the meeting to get unit owner numbers

4. Propose having an assessment in December of 2026 to allow planning time and bump up reserves to take care of first floor

b. Please remember, under Florida law, the Board of Directors will set the budget, fees and assessments. Owner comments are welcomed and will be considered, however, time will be limited.

c. Set Monthly Fee for 2026

d. Line-Item discussion

i. Proposed to remain the same while looking for potential reductions

e. Assessment for December 2026 (14 month notice) further detail in October 2025 meeting

f. First Floor sewer/water line repair

g. Reserve Increases: (discussion)

h. Improvements: hallways, carpet, paint, stairwells, other (discussion)

18. Old Business

a. Property Management Contract need to let Ameri tech know by February to be gone in April

b. November to schedule for prospective management companies to come in and meet the board and owners separate from a board meeting such as a Tuesday and Thursday from 6-8

c. Set Workshop date

d. Confirm timeline

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

i. UPDATE: Funding already approved. Status of Project

b. Life Safety – Fire Alarm Sirens

i. UPDATE: Piper is preparing an estimate

c. Owner Comments or new agenda items for next meeting

20. Adjournment at 7:29 pm Gordy made motion John seconded and Approved