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**Island Point Condominium Board of Directors**

**DATE: Monday January 26, 2026**

**TIME: 6:00 PM**

**PLACE: Conference Room at 644 Island Way, Clearwater, FL 33767**

**PURPOSE: To conduct the business of the Association as described below:**

1. Called to Order at at 6:00 pm
2. Roll Call/Confirmation of a Board quorum Gordy Sherer President, John Schmidt Treasurer, Kimberly Sexton Secretary and Dayna Cannistraci Ameritech
3. Confirm Notice provided by date and time Meeting notice posted 1/23/2026 at 8 am
4. Approval of prior meeting minutes:
  - 11/24/2025 Budget Adoption Meeting (Approved)
  - 11/24/2025 Special Assessment Meeting (Passed)
  - 11/24/2025 Monthly Board Meeting (see agenda)
  - 12/16/2025 Pool heater/service, ledge repairs, property mgt contractAll posted on website as draft and for final approval during February meeting

**Reports**

5. President's Report
  - Announcements
  - 1. 608 David had a celebration of life at Island Way Grill and he will be missed in the building
  - 2. Positive impact of limiting monthly HOA fee increases and this filter is showing our building better even with the 40.00 increase
  - 3. Reminder: billable attorney items and emails go through the Board for discussion and approval before being sent to the attorney. We will have one person be the point of contact for attorney contacts.
6. Vice President's Report (None)
  - Vacant Position: Current Board can add owners to Board vacancies
  - Election is not required. Join the Board of Directors
7. Treasurer's Report
  - 1. Current Financial Report: as of 12/31/2025 the financials came in with a 27,763.00 variance over budget and it was mostly due to insurance coming in

over budget, for 2026 insurance came in slightly under what we budgeted for 2026

2. Operating funds back up to about 80,000.00 and the loan is 326,204.00 with Truist
3. Delinquent Accounts: Still owed and it is being worked on and these funds will help bring us closer to budget once the delinquent owners are caught up and paid in full. C
4. Check Fees: Discussion and potential vote on check cashing fees for owners who do not pay electronically. Each check results in a \$18 fee, resulting in over \$216 billed to the Association on monthly fees alone. The 18.00 fee is proposed to be directed back to the unit owner. Just like the 4.00 fee when paying with a card on the website. Truist.com/payments has a way to pay without extra fees. Gordy made a motion that any processing fee charged to the HOA for owner payments should be sent to the respective owner for payment. John S seconded and the motion Approved.

8. Director's Report

Landscaping Committee Report (Director is chairperson)

1. Irrigation main valve added and it cost was 1037.50
2. Sprinkler heads replaced in the front yard
3. Report on final project expense
4. Lawn spraying for dollar weeds began on 1/19/26 and will be rechecked every 10 days.
  - a. Balance needed between eradicating and not burning the grass
  - b. Front patio vegetation remains above 1 story line. Ameri-Tech to address. (Units 108,107 and 106)
5. The area for a new table has been prepped and they are working on a plan to present to the board next meeting.

9. Secretary's Report

Dock Committee Report (Secretary is chairperson)

1. Slip rental fees went up to \$ 175 this month Ruth is going to be new accountant for our processing
2. Close discussion of dock railing for 2026 as cost prohibitive.
3. New stair railing needed. Estimate for maintenance to build PT wood one.
4. There is someone using slip #13 without being a registered slip renter and this is Manny's and he has not rented that slip notice will be sent to him.

10. Manager's Report

Introduction of new Ameri-Tech property manager Dayna C

1. Calling HVAC companies to fix tower part that blew off during weather, the owner of Brighter Home is checking to see if they can to it for 1200.00 less than quoted Dayna is negotiating that and that would 1327.00 and she has a call with him tomorrow at 1pm for this repair. The cover came off because all the screws were rusted out and you can see the remains of the screws.
2. She is handling the lawyer and Owner with the delinquent fees there is meeting scheduled this week at the Ameritech office
3. She is asking for a chance to be given our account and stay with Ameritech and she admits that the HOA has been shortchanged with the account from manager to accountant. She would hate to loose the HOA as a customer.

## New Business

### 11. Elevator Tower HVAC Unit Damage – Emergency Expenditure



1. On 1/18/2026 the “dust cover” sheet metal blew off during high winds.
2. On 1/21/2026 the Board received a picture and estimate from Brighter Home Services, formerly Rosensteel, to repair the issue for \$ 2,527
  - a. On 1/22/2026 the Board held an emergency vote, via telephone, to authorize up to \$3,000 in repairs by our new HVAC contractor instead of using Brighter Home Services. (Scherer, Schmidt and Sexton in favor)
  - b. Brighter Home Services/Rosensteel installed the dust cover less than year ago, in 2024. They were initially contacted for warranty coverage.
3. All questions regarding the installation should be directed to Brighter Home Services, not the Board.

Please see this discussion in the manager report and issue is tabled till Dayna can meet with Brighter Home

12. 2026 Board Election Notice and Process

1. Ameri-Tech mailed notice to each owner as required
2. Ameri-Tech to provide proof of mailing and date
3. The election will be held March 23, 2026 at the monthly meeting Responses have been received from Gordy Scherer 603, John Schmidt 401, Kimberly Sexton 604.
4. Ameri-Tech to provide updates on additional responses
5. More involvement is needed. The Board will accept an email from interested owners. A statement or narrative is not needed.
6. Board members are elected to the Board at large.
7. Once seated, the new Board members then vote on Board positions.
8. There is room for several “directors” who have a Board vote each month
9. Ameri-Tech will mail out the ballot forms – NOT MAILED as we are rollover board and no vote is required
10. Ameri-Tech to provide the date ballot forms will be mailed out. This is not happening as there is no new board members

13. Recycling

1. Discussion on failure to follow recycling rules, continued issues with garbage placed in recycling bins, and potential cancelation of the program.
2. The Association pays a fee to participate in recycling Another bike rack would fit where the bins are located
3. Is there widespread support for the recycling program?
4. Gordy made motion to cancel recycling for 2026 and John seconded and motion Approved

14. Bike Area Clean Up

1. Establish a date bikes must be in good condition and working order
2. Establish date all bikes must be properly labeled by owner this will be 30 days out and notice will be given to the owners
3. Inform owners bikes that do not meet this criteria will be thrown away
4. Gordy made motion that bike area to be cleaned 30 days out and this will be posted.
5. Each unit owner will move bikes to their unit for this clean up day and then move working bikes back down.
6. Any non-working bikes are to be removed from the area.

15. Life Safety

1. Piper will initiate the yearly inspection of our fire alarm and extinguishers on Friday 2/6/2026 at 8 AM Dayna will be on site if needed.

2. This is required and occupants will hear the fire alarm being tested
3. The Board has previously discussed having Piper issue and/or inspect extinguishers for each unit. Does the Board want to obtain a quote ?
4. A reminder that our fire panel is fully operational, but due for an expensive upgrade. This will be a budget issue in the next few years. Our fire panel is out of production and cannot be fixed in the event that it fails. The new one comes with wired ones into each unit including alarms.
5. We will encourage every unit owner to have a fire extinguisher and smoke alarms

#### 16. Rental Units

1. A review of units who have submitted rental applications
2. A review of units who have indicated an interest in renting
3. Confirmation on the total number of units that can be rented
4. Confirmation on the total number of rented units Discussion of rental rules: The unit must be owned for at least 365 days before rental No short-term rentals permitted.
5. There is a limit to one renter, per unit, per year.
6. 201 rental spoke to Scott and they have no rental application and who is managing the estate due to fees falling behind all discussion has been about moving the car from visitor
7. 304 rental checks have not been cashed at this time and Scott noted he received it
8. 705 rental will not be approved as we are full at this time to the max amount of renters
9. 608 will now fall into probate and it will need to be determined who is handing the estate
10. Gordy made motion to approve 304 rental application, John seconded and Approved

#### 17. Parking Lot

1. Need quotes for re-lining and re-numbering spaces in 2026
2. There is currently 41,000.00 in parking lot repaving fund
3. Need to establish advance date to prepare street/Publix parking
4. Need quote for future milling/repaving asphalt and not a pave over
5. We can get a few more years from the existing pavement by repainting,
6. Do not overfund the parking lot reserve. Potential to reallocate in 2027.
7. Additional covered parking will be on agenda in February with discussion

#### 18. Vendors

1. Discussion of our cleaning/maintenance vendor
2. Discussion of our new pool service
3. Are we satisfied with our current vendors?

- a. Dayna to introduce a new cleaning company and get some quotes just in case
  - b. Dayna to contact pool company to turn off heater and back on once warmer outside
- 19. Carpet Cleaning
  - 1. Discussion on quote/vendor to clean hallway carpets
  - 2. Dayna to contact previous carpet cleaner about scheduling cleaning
- 20. New 1<sup>st</sup> Floor Lobby Floor
  - 1. Discussion/Vote to replace tile floor tabled until pipe and sewer pipe repaired
- 21. Proposed Pool Repairs
  - 1. Discussion on identified pool items that may need to be repaired/replaced
  - 2. Tabled until we have a new company or make a change to pool company
- 22. Windows
  - 1. Units in violation: mechanical or cosmetic issues
  - 2. Dayna to let 701 know that the cracked stuff needs to be removed
  - 3. Dayna to let 402 know that the cracked window must be repaired as it is leaking
  - 4. Dayna to check on 104 to see if he got the replacement which made his bottom windows the same size as the others in the building

## **Old Business**

- 23. Property Management
  - 1. Board voted unanimously at the 12/16/2025 meeting to not renew our expiring contract with Ameri-Tech
  - 2. A formal notice was mailed to Ameri-Tech Management, and signed for, on 1/5/2026. This notice was issued 25 days before it was due.
  - 3. On 1/23/2026 Board members visited Resource Property Management, this was the second meeting with this finalist.
  - 4. Discussion on the need to initiate the transition process
  - 5. Discussion on cost and the approved 2026 budget
  - 6. Potential Action and Vote to select a new management company
  - 7. Discussion on forwarding the new contract to Stockham for review
  - 8. Mike Perez has acknowledged that contract will not be renewed
  - 9. Gordy made motion to have Resource Property contracted reviewed by attorney, John seconded and Approved

24. Ledge Repair
  1. Unit 604 update Dayna to get with Specialized Coatings for this repair
  2. Discussion of adding cement repair for elevator shaft facing water Dayna to get quote
  3. Any other ledge or cement issues?
    1. Glass on 02 stack from 702 new window installation
    2. The Leaf blower is suggested to use it to get the glass off
25. Assessment
  1. Passed on 11/24/2025 in the amount of \$4,000 per owner for a total of \$ 224,000.
  2. The priority is for first floor water and sewer main solutions.
  3. Ameri-Tech to send out formal notice the Assessment is due on 12/1/2026 so owners can prepare. Dayna to manage this communication that assessment is due
26. Repair List and Maintenance Issues
  1. Is there anything still to be repaired?
    1. Light on front of building
    2. 3<sup>rd</sup> floor has flickering lights in the hall
    3. Back door is being left open very late and found propped open
    4. Explore getting landscaping lights in the circle
    5. Big light Duke Energy will fix if they have a picture
    6. Ledge on second floor above awning needs cleaned
    7. Pellet Grill to be watched and see if it can get going
    8. Leak on the dock the first slip on the right (16) has a water leak on the pvc pipe and needs repaired
  2. Ameri-Tech to coordinate with maintenance on the above issues
27. ISS Update
  1. A potential partial repayment as restitution is being discussed by defense counsel and the State Attorney's Office.
  2. The Board supports acceptance of an offer and it is close to 100,000.00 what the numbers are being mentioned by the state of Florida. This could put the HOA in front of other creditors
  3. His next court date is February 6, 2026 at 8:30 am in the Pinellas Court located at 49<sup>th</sup> Street
28. Owner Comments and Agenda Items for the next meeting
  - a. 508 has not received the coupons for boat slips and dues yet, Dayna to follow up with this and he will not get any late fees for this

- b. Construction to be started on unit in mid February in unit 301 and they will be sending check to Ameritech

29. The next BOD meeting will be held on Monday, February 23, 2026 at 6 PM

30. Adjournment at 7:58 pm