

650 Island Way Condominiums Association, Inc.

BOARD OF DIRECTORS' MEETING

DATE: Tuesday April 20, 2021

Time: 6:00 P.M.

LOCATION: Nobles Management Conference Room
251 Windward Passage Suite C
Clearwater, FL 33767

- Meeting called to order at 6:00pm
- Attendees:
 - Board Members: Darcy Wells, Fred Graziani, Lynn Gruber, Lizz Eiselein
 - Board Members absent: Ginger Adams
 - Finance Committee: Steve Naley (by phone)
 - Management Company: Richard Drago, Nobles Management
- Reading of the minutes – Darcy made motion to waive reading of minutes, seconded by Fred; all in favor
- Treasurers Report – Report was based on February financial report. Total assets \$626,000. No unusual expenditures; all is in order, we continue to run at or under budget. Reserve accounts were reviewed; all balances are in order. There are a few delinquent member accounts; Richard reminded us that with current moratorium on foreclosures, these are on hold, but we are keeping track. Fred motioned to approve treasury report, Darcy seconded. All approved.
- Association business:
 - Pest problem- A few owners have reported problems with rats. Richard said that we have a number of bait boxes in bushes around our property. Our pest control vendor, Affordable, comes and fills them every month or so. Richard will ask them to come out more often for the next few months which should remedy problem. We ask that all owners remember to not leave food outside and to tightly seal all garbage bags. John D will be spraying the tiki hut for termites.
 - It has been brought to the board's attention that there are a few boat lifts/dock boxes that are in disrepair and require attention by owners. Darcy will provide list to Richard who will notify appropriate owners.
 - Roof/Insurance update-
 - Reminder, when we had insurance renewal last Fall, existing broker said only option was to replace entire roof by end of calendar year due to age (regardless of condition).
 - Board formed a committee to explore options including getting roof replacement estimates (completed) and exploring alternative insurance carriers (now completed). The committee also obtained an updated roof report from Arry's Roofing which states that with approximately \$15K worth of maintenance/repairs, the estimated remaining life of roof is 10 years. We will move ahead with these repairs
 - With regard to the insurance issue, we reached out to a total of 7 brokers, 4 said they would respond but only 1 responded - Brown and Brown which is a large commercial company in Clearwater has provided us with a comprehensive estimate. Highlights include:
 - No requirement to replace our roof in the short term (so no special assessment required)!

- Coverage includes same coverage on building, pool and car ports as we have under current policy
- Additional \$175,000 of coverage is included to cover the dock
- Coverage includes a 3% deductible for hurricanes ONLY (current coverage includes hurricanes and tropical storms). This deductible is PER SEASON (not per hurricane which is the case with current coverage) – this is a big improvement
- Proposal is a combination of coverage from multiple insurance companies, all policies currently with current broker will be assumed by Brown and Brown for duration of term
- Total policy cost is \$122,968 (existing policy is \$119,121). We will receive a refund from current broker of approximately \$50-\$60K once we cancel)
- Next Steps:
 - Board will meet with Brown & Brown agent on Monday, April 26th to review proposal and make final decision
 - Assuming all questions satisfied, we will sign with Brown & Brown and provide termination notice to HUB International (current broker) PRIOR to May 1, 2021
 - Schedule roof repairs with Arry's
- Motion made by Lizz to approve the above, seconded by Fred. All were in favor.
- Elevator update:
 - Currently in process of obtaining bids for full mod/replacement- one received so far from Right Way Elevators. They replaced the elevator at 610 and also provide maintenance. According to 610 president they are very satisfied. Total cost of estimate is \$53,960 as per Right Way. They have indicated that all of the mechanical components are in good working order and do not require replacement. Therefore, this estimate includes new doors, contacts and new interior cabs. We currently have \$117,000 in our elevator reserve.
 - Richard will continue to get additional bids as the board provided him with a list of five companies from who we would like to receive estimates.
 - We will likely tie in elevator mod with ongoing maintenance contract so that we will work with one company for both. Whoever we choose must address the water leaks that occur during heavy rain.
- Annual meeting preparation: Richard resent revised ballot with necessary corrections including the deletion of one nominee who is not eligible to serve on Board. Only the revised ballots (which are a different color and clearly labeled as revised) will be counted. Any owner who has not received an updated ballot should contact Richard ASAP. As a reminder, only owners may vote and there is one vote per unit

Additional items:

- Richard will contact thatch roof company to do repairs on tiki hut and umbrella.

- An owner contacted Darcy and raised a question about boat slip usage. Her unit (which includes a boat slip) is for sale and one potential buyer was interested in leasing the unit but not giving access to boat slip to renter, but rather keeping the boat slip for his/her personal use. There is currently nothing in the Condo rules/regulations or by-laws that addresses this specific situation. We do have a rule that any owner of a boat slip may rent it out, but ONLY to residents of 650 Island Way. After much discussion, it was decided that the board would continue to consider various options, Darcy offered to write a draft rule for review at our first meeting after annual meeting. We will need to have an attorney specializing in real estate law review and offer his/her advice as to what the board may legally do with regard to boat slip usage. Note: The board had a follow-up discussion about the issue and has decided that a logical first step is to contact a real estate attorney for advice and opinion. Richard will take the lead and we will continue to work on this with a report/update at next meeting.
- An owner requested that we bring up for discussion, again, the possibility of re-painting all brown trim throughout building. The board and owners attending the meeting all agreed that this is not feasible as most of the brown "trim" cannot be painted (i.e. roof, railings, all window/slider frames, storm/screen doors). Additionally, the painting of all walkways, individual unit front doors and storage doors would be a large and expensive undertaking and not a wise expenditure of association funds.
- There are a number of spots around the building that require siding repair. The board decided that we will have our siding vendor inspect the entire building and provide an estimate. If the total cost exceeds \$500, Richard will seek board approval
- An owner expressed concern over board elections. She questioned why a number of board members have been appointed, rather than being elected. Richard and Darcy explained that when we have mid-term vacancies (i.e. board member resigns), state statute allows the board to appoint someone to fill the vacancy, rather than holding a special election. This appointee is then included on annual ballot when owners elect all 5 board members.
- A question was raised, again, about providing all owners with an owner/resident contact list, Per discussion at last meeting, the Board has been advised that we do not have the right to share personal information that is retained by the Board with all unit owners. Additionally, the maintenance and updating of such a list is burdensome. Richard suggested that this information is available on the property management portal that went live a few months ago. It is the Board's preference to offer this online tool to owners seeking contact information. This will allow for each owner to determine whether or not they want their contact information to be viewable by all other owners. Richard will explore the functionality of the online tool and report to us at next board meeting (after annual meeting). The owner who brought up this issue said she feels that when something is brought up at a meeting, the board should not vote until the next meeting. It was explained that our board meetings are business meetings and that the owners elect board members to manage condo business and make decisions on their behalf in a prudent and expeditious manner. There is no requirement for the board to get additional member input on each and every decision made by the board.
- Next Meeting: Annual Meeting – May 11, 2021 6:00pm