

# **650 Island Way Condominiums Association, Inc.**

## BOARD OF DIRECTORS' MEETING

**DATE: Tuesday February 16, 2021**

**Time: 6:00 P.M.**

**LOCATION: Nobles Management Conference Room**

**251 Windward Passage Suite C**

**Clearwater, FL 33767**

- **Meeting called to order at 6:15 pm**
- **Attendees:**
  - a. **Board Members: Lizz Eiselein, Fred Graziani, Darcy Wells, Lynn Gruber**
  - b. **Board Members absent: Ginger Adams**
  - c. **Finance Committee: Steve Naley**
  - d. **Management Company: Richard Drago from Jim Nobles Management, Inc.**
- Reading of the minutes -Darcy moved to waive the reading. Lizz pointed out that there was an error in last month's minutes: Wilbert (maintenance company) began working at 650 in 2004 (minutes said 1994). Darcy moved to accept minutes with this correction, seconded by Fred. All in favor.
- Treasurers Report: based on Dec/Jan financials: as of January we have total assets of 589k. Lizz highlighted a few reserve balances: current elevator reserve has balance of 110K . Roof reserve went down from \$91k to 89K (minor roof repairs). Painting reserve is up from \$30k to 36k. Expenses normally go up and down depending on work/repair costs compared to deposits. Additionally, Lizz reported that we have a few delinquent HOW payments, one owner has been notified. Overall, the association ended 2020 in good financial shape. Darcy motioned to approve, Fred seconded. All approved.
- **Old Business:**
  1. **Elevator Committee update**- (committee members: Darcy, Lynn, John DeFlumeri, David Koch, Mike Wichmann)
    - a. John D. gave an update – elevators have had numerous breakdowns which is why committee was formed. John has worked closely with our current service vendor (Oracle) and has successfully gotten them to replace ALL contact mechanisms on all floors, both elevators. This should improve overall elevator performance, as the contacts have caused issues and were older and dirty. Committee is currently analyzing service contracts and will likely change to another service vendor. We are currently in receipt of bids from two companies, Oracle (current vendor) is \$390/month, which includes ongoing, normal testing and maintenance. Also covers all required service calls Mon-Fri 8 to 5, overtime for

weekends. Bid from Elite elevators outlined a fee of \$360/month, NO overtime premium, 24/7 service calls. Elite will guarantee the rate will not increase more than 2% a year. Both come every month and check everything. Committee may obtain a third bid and will then will likely change service vendors.

- b. The committee will also move ahead with proactively seeking bids for full elevator replacement as well as bids for an elevator “mod” (which would include replacing/updating the interior of the elevators).
- c. There has been ongoing discussion around getting an independent elevator analysis; the board has decided that is not necessary at this time as the service vendors who bid did a complete analysis of the elevator mechanisms and operation and have confirmed that all are in good working order.

2. **Roof Committee update** – (committee members: Lynn, Darcy, Steve Naley, John DeFlumeri, John Glynn, Brian D’Ascenzo).

- a. Per discussion at previous board meetings, our current Insurance broker has indicated that we will need to replace the roof to maintain insurance company. The roof is approximately 32 years old, in good condition and we have been told that metal roofs typically have a life span of 50+ years. The committee has met twice and is making good progress. Building code issues have been researched by John Glynn, who has concluded that this is not a building code issue, it is an insurance company preference issue. Steve has been doing a lot of research on insurance. Steve: there are a couple issues. Do we really need new roof? Is the insurance broker working for us? He has called 7 insurance brokers who do commercial insurance. Yes, roofs are an issue, but there are companies and ways to make it happen. We must be able justify and provide written confirmation that roof is in good condition and does not need to be replaced. Several companies are willing to provide us with a bid. Steve asked Richard to gather information that will be requested by underwriters. He provided Richard with a list of information needed (i.e., claims in past, building appraisal, maintenance summary). Getting information to use as justification with carriers to make them more comfortable. Issues – can we get insurance without replacing roof? Second, do we want to find another brokerage firm? All of this is in process. A roof analysis has been scheduled for next week. Resident on east end of 8<sup>th</sup> floor reported that she has seen has rusty water dripping outside of the window of breakfast nook. This is due to roof “sweating.” Roof analysis will uncover any issues that may need to be addressed.
- b. We have also obtained 4 bids for complete roof replacement ranging from \$200K to \$500K. The board will hold these for now and await results of insurance research.
- c. A question was asked by a resident as to whether we can invest association reserve funds for a higher return. Richard explained that, per Florida statute, that is not allowed. Reserves must be maintained in a standard money market fund.

- **New Business**

1. **Boat Slips:** An owner attending meeting asked about the boat slips and if they were being used by people who do not live in the building. Darcy was told the boats currently on our dock are owned by unit owners, though a few are commonly used by non-resident family members. This owner reiterated that she believes there are boats in some slips that do not belong to the slip owner or 650 resident. Another resident attending meeting stated that he believes there are several boats currently on our dock that are not owned by 650 residents. This issue has come up before and Darcy will make it a priority to send notice to each boat slip owner to verify what type of watercraft they have in their slip and ask for copy of title/registration to verify that all watercraft on our docks are owned by 650 owners/residents.
2. **Smoking on balconies:** An owner is having issues with someone smoking on their balcony under them, and as a result, they feel that they cannot enjoy their balcony. We are unable to prohibit smoking on balconies. Other issues related to smoking have recently been raised including cigarette butts on the grass and pool deck, as well as smoking in the East stairwell (the aroma of marijuana has been noticed by several residents). **AS A REMINDER:** per our rules and regulations, if residents smoke on their balconies they should run a fan to blow the smoke away from building. The association is willing to provide the fan; please let any board member know if you would like one. Additionally, smoking of **ANY** kind in the stairwells is strictly prohibited and a violation of fire code! Darcy will look into the possibility of purchasing smokeless ashtrays to help with the smoke (and as an improved way of disposing of butts). We will order a few and try them in the tiki hut smoking area. Additionally, reminder signs will be posted around the building to remind all residents of smoking rules.
3. **Painting of building trim:** an owner recently contacted Darcy to ask if it is possible to change the colors of building exterior (particularly to change the brown trim). The reality is this would be a huge undertaking, since in addition to the trim on the balcony side of the building, all our doors (front and storage), walkways and atrium are brown. Balcony railings are also brown and since they are powder-coated, cannot be painted, but would need to be replaced. Additionally, all our windows, sliders and storm doors are brown). Painting a different color would be extremely expensive and is not practical. Lizz will look back at records to determine the last time exterior trim has been painted. All common areas are touched up regularly.
4. **Dryer vents how/when should they be cleaned:** It is the responsibility of each owner to clean their dryer vent. We want to remind people to clean their dryer vents regularly to avoid possible fire hazard. One of our owners volunteered to contact vent cleaning company to ask about a volume discount for more than one unit. Note: after meeting, "The Lint Man" was contacted and provided a quote of \$130 for dryer vent cleaning. Resident inquired if this company would provide a "volume discount" which they did – however it was only a \$5 discount per unit, and we would have to commit to a minimum of 10 units being done on the same day. So – if any resident is interested, please contact this (or any company of their choosing) for service.
5. **Parking lot issues:** Many drivers are parking their cars over lines, encroaching into neighboring spots. As a reminder, it is against condo rules and regulations for an owner to park a commercial vehicle, a vehicle over ½ ton or any dual-wheeled vehicle in our lot. **PLEASE...**we ask that all residents be respectful and courteous as it relates to vehicle parking and to follow all rules. Also, we ask that residents notify workers where they may park (there are two spots designated for commercial vehicles along the far east end of lot – as a reminder, residents/guests should **NOT** park in those two spots

during business hours Monday-Friday). Vehicles must not be parked in fire lane. If you see someone violating the rules, say something (or notify a board member).

6. **Annual meeting:** In years past, we have always scheduled our annual meeting in March. In 2020, we pushed the meeting to May due to COVID restrictions. Therefore, the 2021 annual meeting will take place on Tuesday May 11. Property management company will send out all required notices in accordance with FL condo statute.
7. Just before adjournment, an owner reminded Richard that he had previously reported a wide gap in the aluminum siding on the 2<sup>nd</sup> floor. Richard said he would have it looked at.
8. Lizz, on behalf of the board, thanked all owners and committee members for their attendance at meetings and continued involvement in the “goings on” around our community. The board very much appreciates all of our owners and residents’ concerns, time and willingness to be involved.

The next board meeting will take place on **Tuesday, March 23<sup>rd</sup> at 6:00pm.**

Meeting adjourned 7:10pm (motion made by Darcy, seconded by Lizz, approved by all)