

650 Island Way Condominiums Association, Inc.

BOARD OF DIRECTORS' MEETING

DATE: Tuesday, June 15, 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, Ginger Adams, Lizz Eiselein
 - Board Members absent: Lynn Gruber, Fred Graziani
 - Finance Committee: Steve Naley
 - Management Company: Richard Drago, Nobles Management
- Reading of the minutes – Darcy made motion to waive reading of minutes, seconded by Lizz; all in favor
- Treasurers Report – Report was based on May financial report. We currently have a balance of \$39,971 in our operating account. No unusual expenditures; all is in order. Reserve accounts – May deposits have not yet posted. Our reserves are down \$122,971 due to payment of new insurance premium. We will be receiving a refund from old insurance company in the amount of approximately \$60,000 which will go back into reserve – we have not yet received refund. Lizz requested that we schedule board meetings toward the end of each month so that all expenses/deposits from previous month are posted and included in financials being reviewed. Darcy motioned to approve treasury report, Ginger seconded. All approved.
- Association business:
 - Pool furniture: Darcy and Lizz researched and did some shopping to explore replacing our current loungers. Many of them are over 20 years old and are starting to fall into disrepair. After consulting with a commercial patio furniture expert (Casual Furniture Repair and Sales), it was decided that it is not cost-effective to repair/refurbish the older existing loungers (that cost would be \$200/chair plus cost of re-welding joints at \$25/joint). Therefore, Darcy proposed the following:
 - Re-strap the four newer lounge chairs (at a cost of \$80/lounger)
 - Purchase four new lounge chairs (12-inch height – which is height of existing loungers - at a cost of \$240 each)
 - Purchase 6 new lounge chairs (20-inch height - at a cost of \$280 each)
 - Purchase 7 small side tables (will be purchased from Lowes at a cost of \$60 each)
 - TOTAL COST: \$3,380 (will use funds from either our Deferred Maintenance line item or from pool reserve)
 - Motion made by Lizz to move forward with this purchase, seconded by Ginger – passed unanimously
 - Painting of building trim on southside of building (overlooking pool). Darcy suggested that it is time to begin re-painting this trim (outer edge of balcony floors) and suggested that rather than painting them the current brown color, we paint them the same color as balcony ceilings (light cream/yellow). Darcy will discuss with Wilbert to get an idea of cost and timeline.

- Glass being brought onto pool deck/tiki hut: A few residents have noticed glass is being brought down into the pool area. The board asks that ALL owners/residents be reminded that glass is not to be brought down into the pool area.
- Smoking – all residents and guests should be reminded that smoking is **NOT** allowed on the pool deck. The only authorized smoking area is at the tiki hut and out on the wooden deck adjacent to tiki hut.
- **ADDITIONAL REMINDERS:**
 - Deliveries are NOT allowed on the weekends. All work and deliveries must be scheduled Monday-Friday 8:00AM – 5:00PM
 - If the pool rope is unlatched, the last person to get out of the pool should re-attach the rope across pool
 - People coming to use boats as guests should not take up a guest spot for the entire day. Please pull in, empty items that will be brought on boat and then park car on the street. Additionally, any residents who plan on having multiple guests at one time...please ask any guests to park on the street if more than 3 guest cars are expected.
- Updates from Property Manager (Richard):
 - Darcy has talked to Wilbert and he will provide a list of daily/monthly/annual responsibilities that are included with maintenance fee. This should be available in the next few weeks.
 - Legal opinion on slip use by non-resident owners – per 2020 Florida Statute 718.106, when a unit is leased, the tenant shall have all use rights in the association property and common elements. Therefore, if a unit has a boat dock and the unit is leased...the boat dock is part of the lease and may not be used by the non-resident unit owner. Dual usage is prohibited. This statute language will be added to Association rules and regulations (Darcy to draft and send to Richard for inclusion in rules/regs).
 - It was mentioned that people from the neighboring building (644) have been using the last, southern-most boat dock to get in and out of boats. Richard will have a sign made and posted at the end of our dock “No Trespassing – dock is for sole use of 650 Island Way residents and guests.” Additionally, Darcy will message 644 Board president and ask her to mention this at their next meeting.
 - Building siding – Richard has inspected all floors and has asked Kevin to do needed repairs. Timing uncertain because he is extremely busy at the moment. Richard will continue to follow-up.
 - Arry’s roof repairs – notice of commencement has been submitted. They may need to pull permit. Richard will let us know when work is about to begin.
 - Wind mitigation report – our last report was issued in 2010. Once roof repairs are completed, we will get an updated wind mitigation report (approximate cost \$1,000). This is helpful with regard to acquiring insurance and often leads to reduction in premiums (both for the association and for individual unit owner content policies). Richard will discuss with Arry’s and will have the report completed by them once repairs are completed.
 - Thatched roof repairs (tiki hut and table) – Richard has requested a proposal (not yet received). We need to be sure to remind him that once work commences, no work may be done on the weekends or after hours.
 - Boat ownership verification: two units have not provided required proof of ownership (603 and 704). Richard will send written notice that proof of ownership must be provided within 7 days of receipt of request and if not provided, \$100/day fine will be levied.

- Elevator mod bids: We have received a total of three bids to date. We will reconvene the elevator committee to review bids and determine next steps and timing. We will invite vendors to come and present proposal to board members (and provide references).
- Next Meeting: August 31, 2021 6:00pm
- Meeting adjourned at 7:10pm