

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

## BOARD OF DIRECTORS' MEETING

**DATE: Tuesday March 23, 2021**

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

**LOCATION: Nobles Management Conference Room**

**251 Windward Passage Suite C**

**Clearwater, FL 33767**

- **Meeting called to order at 6:00 pm**
  - **Attendees:**
    - a. **Board Members: Fred Graziani, Darcy Wells, Lynn Gruber, Ginger Adams**
    - b. **Board Members absent: Lizz Eiselein**
    - 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. seconded by Fred. All in favor.
  - Treasurers Report: No official report was provided as financials were provided day of meeting and Lizz (Treasurer) was not able to attend meeting. Per Richard, the Association is under budget YTD. Darcy motioned to approve, Ginger seconded. All approved.
  - **Old Business:**
    - Hand sanitizer dispenser has been installed in the atrium area between the two elevators (along with slip-proof mat underneath to catch any drips/spills. We have received positive feedback from residents.
1. **Elevator Committee update**- (committee members: Darcy, Lynn, John DeFlumeri, David Koch, Mike Wichmann)
- a. As previously reported, all contacts (mechanisms that control opening/closing of doors) have been replaced on all floors, both elevators. We have not had any issues or break-downs since new contacts installed.
  - b. The Association's current service contract with Oracle Elevators runs through October 6, 2021 (we originally entered into this contract in 2015). We have already notified Oracle that we do not want the contract to auto-renew (per contract), but rather we have requested a new bid from them. The Board will analyze bid alongside bids from three other vendors.

- c. The committee will also move ahead with seeking bids for full elevator replacement (which would include replacing/updating the interior of the elevators). Five elevator companies have been identified and invited to bid
2. **Roof Committee update** – (committee members: Lynn, Darcy, Steve Naley, John DeFlumeri, John Glynn, Brian D’Ascenzo).
  - a. The Board has obtained a roof analysis/report from Arry’s roofing (who has completed previous repairs on our roof and is familiar with the property). In their professional opinion, with approximately \$15,000 worth of repairs, the roof has an expected remaining life expectancy of 10 years.
  - b. Steve Naley has taken the lead and is in the process of doing extensive outreach and research on the possibility of changing insurance brokers (specifically to find an insurance broker who will not require roof replacement). Making good progress and will update further at next Board meeting.
  - c. As a reminder, 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.
3. Boat Ownership Verification – Darcy sent out requests to all dock owners asking for verification of boat/jet-skis being kept on their dock, along with proof of owner/resident ownership of vessel. As of completion of these minutes, we have received requested verification (or a commitment to provide) from all but two owners. Richard (property manager) will follow-up with these owners.
- **New Business:**
  - Power washing of building will be completed after pollen season
  - Pool hours/Quiet times: We need to remind residents that pool hours are 9AM to dusk. Long discussion on how best to manage both pool hours and “quiet times.” Darcy reported that according to Florida statute, the pool rule about closing at dusk is required as we do not have the proper lighting for night swimming. State code defines “night” as 30 minutes before sunset to 30 minutes after sunrise.
    - It was agreed that two signs will be posted in the pool area. One that will be posted at pool gates to clearly indicate pool/swimming hours. And another will be posted in the tiki hut area to remind residents of desired “quiet hours.”
    - It is the responsibility of each owner to inform their renters/guests of pool hours and rules
  - It was brought to the Board’s attention that the parking lot needs more directional arrows to help with flow of traffic. As of the finalization of these minutes, that has been completed
  - Our maintenance manager pointed out that the fish cleaning table down on the dock is in need of repair. As of the finalization of these minutes, that work is completed.
  - The Board discussed the removal of the sink that is currently inside the tiki hut. It is old and in dis-repair. As of the finalization of these minutes, that work is completed.

- The issue of distributing an owner/resident contact list was discussed. We have been advised by our Property Manager, that under State law, the Board may collect contact information but that information should not be distributed. As such, this information will be maintained and retained by the Board – but not shared with other owners/residents.
- Per the Association's landscaping contract, we have requested that all ornamental trees/bushes be trimmed.

The next board meeting will take place on **Tuesday, April 20th at 6:00pm.**

Meeting adjourned 7:00pm - motion made by Darcy, seconded by Lynn, approved by all.