

650 Island Way Condominium Board Meeting  
Wednesday, September 22, 2021, 6pm  
Location of meeting, 644 Island Way

Board Members attending in person: Darcy Wells, Lizz Eiselein. Ginger Adams, John DeFlumeri. Attending by phone—Fred Graziani

Finance Committee: Steve Naley

Owners and Residents who were not in the room were invited to attend by telephone or Zoom.

Management Company Attending: Ameri-Tech Community Mgt, Inc.  
Representative of Ameri-Tech attending Tim Hendrix, who is our new Association Agent.

Darcy opened the meeting at 6 pm, introducing Tim Hendrix to everyone.

Tim made a great impression at the meeting, assuring everyone that he will answer all concerns within 24 hours. He took an active role in the meeting immediately, helping with current issues, even though it's still a week before Ameri-Tech officially becomes our new Management Company. We look forward optimistically to this new level of service.

Ameri-Tech is building a "650 Island Way Condominium" Website that all residents will be able to use for easy communication and requests from the Association and Management Company.

Reading of the prior meeting's minutes was waived, as all residents and owners received a copy by email (if their email address was provided to the Association). We encourage all residents and owners to provide us with an email address for important communications. We do not share your email with anyone else.

\*Treasurer's Report

Lizz Eiselein delivered the monthly report.

The Association has approximately \$636,000 in assets.

Roof preventative maintenance expense was \$14,790, leaving about \$80,000 in the roof reserve account.

2 Delinquent monthly accounts were noted, One is delinquent \$3000, the other delinquent about \$1800. Our new Management Company promises to resolve this situation.

All other condo expenses are on budget.

#### \*President's Report

Darcy presented a list of current Association business:

1. 4 of our pool chairs have been refurbished, 10 more new ones are on order.
2. Residents are reminded of Quiet Time in the pool area and Tiki Hut starting at 9pm.
3. Everyone is advised that only vinyl siding hooks are allowed when attaching anything to the exterior walls of a balcony or patio area (these hooks are available through Amazon. Brand name is "Amuille"). No gluing, nailing, taping or screwing into the siding ever.
4. Our Flag Display Policy is being amended to conform to State and Federal law. Amendment will allow the display of one portable, removable **Unites States** flag from owner patio/balconies
5. Bicycles at the bike racks; bikes must be clearly identified as to ownership, and they must be in good repair, no flat tires, etc. There continues to be a number of old, untagged bicycles in disrepair. These bicycles will be removed by the Association in 30 days if not retrieved by owners before that time
6. A building engineer's report has been requested to ensure that our building is structurally sound.
7. Our roof maintenance work was extensive and because it was completed, we have been able to avoid having to replace the roof for another 10 years. Also, the roofers appear to have stopped rainwater from going into the north side elevator.
8. Necessary maintenance is being done to our fire pump system by Piper Fire Protection, who inspects our equipment and fire extinguishers regularly.
9. The thatched roof at tiki hut and thatched umbrella in pool area are still in need of repairs. Tim Hendrix will contact a few companies to get someone out to complete repairs after the conclusion of hurricane season
10. New exterior spotlights (red and green "star shower" type) are being purchased for the Christmas and New Year Holiday season. Janet from apt 106 is researching a professional lighting company to decorate our driveway entrance. Lizz Eiselein and Steve Naley are procuring

new rope lights for the pool fence. Ginger Adams will coordinate a Christmas wreath for above the mailboxes.

11. All Residents and their Guests are advised to control dog walking, per our Condo Rules. ONLY the lawn area by the bench, on the northeast corner of our property may be used for dog walking. No Other Areas of Lawn. Dog urine burns the grass, and residents do not want to see dogs defecating anywhere else on the property.

\*2022 Budget time is approaching\*

A Budget Workshop/Board Meeting will be held on October 26, at 3pm, at the offices of Ameri-Tech in Clearwater, 24701 US Hwy 19, Suite 102. All residents are welcome to attend. A proposed new budget will be sent to all owners after that workshop.

The 2022 Budget will be finalized on November 30, at the regular 6pm Board Meeting. Owners will be notified of the changes about 30 days before the new year begins.

\*Resident Concerns at this month's meeting:

1. Maureen pointed out that the landscapers leave debris around the pool area here all day long when they work on the property, and that it blows into the pool, and detracts from residents use of the pool area. Our new Mgt Co rep, Tim Hendrix will resolve the issue with the owner of the Landscape Company.
2. Janet said that first floor residents are inundated by mosquitos and other biting insects. Tim Hendrix will consult with several pest control companies to minimize this problem.
3. Ginger noted that a resident told her they saw black mold inside a window in one unit. Lizz has volunteered to investigate that situation with the owner of the apartment.