

650 Island Way Condo Association  
April 18, 2022 Board Meeting  
Held at Clearwater Marine Aquarium  
**DRAFT**

Present at the meeting were Tim Hendrix from Ameritech Mgt, and all 5 Board Members - Darcy Wells, Elizabeth Eiselein, Joe Petruzzi, Fred Graziani, John DeFlumeri, and also Steve Naley, our Insurance and Financial advisor.

The meeting began at 6pm.

Reading of the previous meeting's minutes was waived and Board voted unanimously to approve minutes which are posted on the Association's website, available to all residents.

Joe Petruzzi delivered the Treasurer's report. He noted that income and expenses were on budget for the year to date, and explained that there is a positive cash flow. Also noted there were 3 small HOA delinquencies, 2 of which were individual unit owners who were one month behind on their condo fees, a situation that will be rectified shortly.

**Agenda Items:**

1. After almost two months of analysis and revision, a full update of our Condo Rules and Regulations was completed. The Board voted unanimously to approve the Condo Rules, and implementation of them was immediate. Updated rules will be posted to our website. Additionally, all owners and renters will receive a hard copy of the rules via USPS.
2. The Board discussed formation of a Fine/Grievance committee. The Condo Documents of the Association and the Florida Statute 718 (Condominium Act) permit the levying of fines for violations of the Rules and Regulations of The Association. In accordance with Florida statute, the Board has decided to appoint a Fine Committee, which will be comprised of three impartial owners, whose job it will be to decide if any fines are necessary should a resident become a flagrant rule violator. Committee members shall be volunteers who are unrelated to any Board members. Whenever a resident is notified that they may be

subject to such action, he or she will have the opportunity to speak to the Fine Committee before any decision is reached. We will send an email to all owners asking for willing volunteers to serve on the Committee. It is not the mission of the Board to collect fines, but rather to gain compliance with our condo rules, and payment of a fine is not permission to continue any violation.

3. Elevator Modernization: Scheduled to begin in the fall, when all the components have been procured. The Association has advanced the required 50% deposit. The next phase is selecting the Cab Interior decor, a process that requires approval by a majority vote of owners. Anyone interested in helping to select colors and interior paneling etc, for the elevators is invited to contact Darcy.
4. A new Atrium table, which was donated by Sandra and James, new owners of Unit 501, replaced the previous one. The Board is currently accepting ideas for “sprucing up” this common area.
5. Linda and Taylor, owners of Unit 308 donated a wheelchair to our community for any resident’s temporary use. Should a need to use the wheelchair arise, contact any Board member.

### **Recent Suggestions from Owners:**

Since our last Board meeting there have been 3 requests for discussion from owners. These three agenda items are summarized below, along with the Board’s actions.

1. It was asked if a gas grill could be purchased for use by residents. The Board talked about it and determined that it is not in the best interest of the community due to the cleaning responsibilities, and the additional fire hazard it includes. The request is denied. Our campground-style charcoal grill is adequate for occasional use.
2. A resident had asked if a full directory of residents with apt numbers, phone numbers could be distributed. After consideration of privacy concerns, it is determined that we will not publish this personal information, rather any owner who wishes to obtain a list of unit owner name and unit number can request that information from our management company, Ameritech by calling 727-726-8000, extension 262 (ask for Tim Hendrix).
3. One resident suggested that since we just had our annual Board election, that the new Treasurer should request a financial audit. Tim, our property manager, explained that this is not normal practice and

there is no need for an audit simply because a new Treasurer is now in place. This option, a financial audit of the Association's books, is offered to the Association members every year. This year the owners voted Not to conduct an audit, by a margin of 29 to 3. All owners have the ability to see the Association's Financial Statements at any time by making an appointment with the Management Company (Ameritech).

**Next Board meeting is May 24, 2022 at 6pm, at the Clearwater Marine Aquarium.**