

Annual Meeting: 650 Island Way Condo Association  
Weds. March 2, 2022  
Held at Ameritech Management Offices

**DRAFT**

All owners and residents were invited to attend. This was the annual meeting for all members of our community.

Darcy Wells called meeting to order at 6:00pm. Total attendees included those present in the room, as well as several owners who participated by Zoom conference or telephone. Many other owners who could not attend provided their proxy statements.

According to Florida Condominium Law, the attendance of a 51% majority of owners is required to have a legal annual meeting. 36 of our 57 owners attended the meeting by one method or another, giving us a 63% ratio.

Board Members present included Darcy Wells, Elizabeth Eiselein, Fred Graziani, John DeFlumeri. Ginger Adams attended by telephone, and Steve Naley, our Insurance and Financial Consultant, attended in person.

As there were more than 5 candidates for the Board of Directors, an election of Board members was held. A total of 40 ballots were received, one of which was rejected, uncounted, for a procedural reason, leaving 39 valid votes. Three people, unrelated to the candidates, volunteered to count the ballots; Gretchen Saba, Maureen Roach, and Walid Saba. Ballots were tabulated in the adjoining room in full view of all attendees, and under the supervision of Karen Cochran and Tim Hendrix, on behalf of Ameritech Mgt.

The five people elected were, Darcy Wells, Elizabeth Eiselein, Fred Graziani, Joe Petrucci, John DeFlumeri. Joe Petrucci assumed his position on the Board immediately.

We wish to thank Ginger Adams for her several years of service to our community.

### \*Reports of Officers\*

President's Report (Darcy Wells): Darcy summarized the previous year's community actions, including the changing of our Community Management company from Jim Nobles Mgt. To Ameritech Management which was effective October 2021. All residents are reminded that communications with our management company and Association are easily accomplished through our website, which is [650islandway.org](http://650islandway.org)

She also reviewed the process (ongoing) through which the Board decided to invest in a complete Elevator Modification, including interior cab renewal and new elevator pads. It is a process that takes 6 to 7 weeks for each elevator, and the project will begin several months from now.

Along with the elevator modifications are two very significant required upgrades, one to our electrical service, and the other, an enhancement to our fire alarm system, so that that we are 100% compliant with current safety codes.

As discussed, the Association has most of the funds immediately available for this three-part project.

There will likely be a Special Assessment of \$1300 to all unit owners, in the second half of this year, and that, along with the Association's cash reserves will fully fund the Elevator, Alarm, and Electrical upgrades, including required permit fees. All expenditures considered, our investment will be approximately \$250,000.

Other accomplishments and activities outlined by Darcy included:

- Selection of new elevator maintenance company effective September 2021 (Rightway Elevators). We now have 24/7 service at no additional cost to the Association (as opposed to our last contract which only provided for service calls Monday-Friday during business hours).
- John DeFlurmeri re-joined the Board in August 2021, according to Condo By-laws, as a result of the resignation of Lynn Gruber.

- Ten new pool lounge chairs are on order – several factors have delayed their arrival (Covid, staffing shortages, supply shortages, etc...etc). Darcy continues to follow-up so that chairs arrive ASAP.
- All roof maintenance and required repairs were completed in order to receive a roofing analysis by Arry's Roofing estimating remaining life of approximately ten years.
- Building trim painting was completed (on balcony side of building)
- Yellow bug lights were installed on all walkway light fixtures
- 2022 Budget was completed successfully resulting in no increase in 2022 HOA fees.

#### Treasurer's Report (Lizz Eiselein):

Highlights included that the Association is in good financial health, and everyday expenses are at or close to what has been budgeted for.

She noted that in November, 2021, delinquencies in Condo Maintenance fees were in excess of \$16,000, but that as of March 1, 2022, the delinquency amount has been reduced to \$3400.

#### \*Unfinished Business\*

The Board is working on updating of Condo rules and regulations. Suggestions from owners are invited. As such, a Rules Workshop will be scheduled late March.

#### \*New Business and Resident Concerns or Issues\*

It was mentioned that our dock is due for loose-board replacement and repainting.

Regarding the timing of pool cleaning and water treatment, we have arranged for our pool service chemicals, following water testing, to be added between 6-7am, as needed on Mon-Wed-Fri, so that no one swimming would ever be affected by pool chemicals. Cleaning or skimming of the pool water will now usually occur later in the morning on those same 3 days. Tim Hendrix from Ameritech suggested we think about an automatic chlorinator/water treatment device as an alternative.

A resident asked if we could solve the standing-rainwater issue on the 5th floor platform of the west staircase. This situation will be addressed within

a week. A long-handled squeegee is available for residents' use; it is located in the trash room on every floor.

Another resident requested that the Association give several days notice before our pest control and fertilizer spraying of lawns and foliage occurs. In addition, it was requested that 2 signs be posted in the dog walk area advising residents and dogs to not walk on the sprayed lawn for 24 hours, or until the sprayed area dries. These suggestions have been implemented. Additionally, a Pet-Waste Bag dispenser has been ordered for our dog walk area, as a convenience to residents who may find themselves without a bag to remove their pet's waste.

Meeting Adjourned at approximately 7:00pm.

## New Board of Directors Organizational Meeting

This was held immediately following the conclusion of the Annual Meeting. Meeting was called to order at 7:12pm and adjourned at 7:18pm. The Board Officers for the next 12 months are:

President:	Darcy Wells
Vice President:	Elizabeth Eiselein
Treasurer:	Joe Petrucci
Secretary:	John DeFlumeri
Director:	Fred Graziani