

650 Island Way Condo Association
September 20, 2022 Board Meeting
Held at Clearwater Marine Aquarium
Draft

Present at the meeting were Tim from Ameritech and four Board members, Darcy Wells, Elizabeth Eiselein, Joe Petrucci, John DeFlumeri, and Steve Naley, our Insurance and Finance Consultant. The meeting was called to order at 6pm.

1. First the draft minutes of the previous meeting (which were already posted on the website) were approved, and the decision made to waive reading them.
2. A Building Engineering Inspection, and reserve study is underway. This is a long process which includes waiting to see what the new Florida Condominium laws will include.
3. Joe Petrucci delivered the Treasurer's Report, noting that all expenses are on budget. He mentioned that there were three delinquencies of condo fees, 2 of which were small amounts, and the third a two-month-in-arrears situation. Tim added that Ameritech was working with that owner to bring the account up to date.
4. Darcy presented an elevator modernization update. She noted a meeting last week with the Interior Cab rebuilder, and with the Foreman from the elevator company at which a sample of the interior cab wall was procured and questions answered about the cab up fitting. Scheduling for the beginning of the elevator modernization is possibly the end of October, but likely November or December, as approximately 70% of the new components have been received so far.
5. Thatched Roof Replacement will be happening after hurricane season ends. Both the Tiki Bar roof, and the Tiki Table roofs will be redone. At that time, the company who does the work will inspect the structure of the Tiki Bar framework and poles, and make any improvements that are necessary.
6. Our Dock will be upgraded to the durable plastic panels within the next 6 months. Materials are about \$20,000-\$25,000. Labor costs are yet to be determined, and there will be a need for a dumpster rental to haul away the old wood. Darcy stated that the Association has over \$43,000

in reserve monies at present, held specifically for dock work, so this does not represent a financial hardship for the Association. This improvement will save us money every year in maintenance and painting our existing wood walkway.

7. Owner Concerns brought up at meeting:

A: An owner mentioned that there is one non-working electrical outlet on the north end of the dock. This concern was sent to our maintenance person immediately.

B. An owner requested that when the new dock walkway is done that we install a bench on the south end. This request was approved.

C. An owner asked about a renter who was arrested following a domestic battery incident. It was explained that the Association used all due diligence in performing a Tenant Check on that individual prior to the move-in. Those checks included a criminal record, and sex offender inquiry. The person involved had no history of either offenses. Tim Hendrix from Ameritech will obtain a Police Report and make the owner of that unit aware of the situation.

D. An owner questioned how the new elevator interior choices were selected, and the process was explained again.

Important upcoming dates:

- 1. 2023 Budget Workshop will be held Friday, October 14th at 3:00pm at the offices of Ameritech, located on US 19. All owners are invited to attend.**
- 2. A Budget Approval Meeting will be held on November 16th, 6:00pm, at the Clearwater Marine Aquarium. All owners are invited to attend.**

Meeting adjourned at 6:42 pm