

DRAFT

650 Island Way Condominium Association, Inc.

Date: April 18, 2023

Location: Clearwater Marine Aquarium

- Darcy Wells called the meeting to order @ 5:59 pm
- All 5 Board members Darcy Wells, Elizabeth Eiselein, Joe Petrucci, JohnDeFlumeri and Mike Wichman were present. Also in attendance were Steve Naley, insurance and financial consultant and Property Manager, Tim Hendrix from Ameri-Tech Property Management.
- It was confirmed that notice of the meeting had been posted 48 hours prior to the meeting per state requirement.
- Reading of the previous meeting minutes from January 17, 2023 was waived and was approved. (motion made by Joe Petrucci and seconded by John DeFlumeri)

Engineering Inspections and Restoration Services

A presentation was given by Art Fleahman, Manager, from Engineering Inspections and Restoration Services concerning Milestone Inspections and the Structural Integrity Reserve Study

- Milestone inspections, which include structural, safety and railings are required by 12/31/2024. Findings can be categorized into "Needs and Wants." The carports, pool and docks are not included in the survey and are not required.
- Phase 1 Milestone Inspection: Visual inspection and testing of the building. (One example given was how they identify if the rebar is rusty: They use ground penetrating radar and ultrasonic) If we bring all identified concerns into compliance, we do not need to go to Phase 2. Otherwise the engineering inspection report will be sent to all owners, county, state, website.....
- Engineering Inspections and Restoration Services will recommend competent suppliers to fix any issues identified. They require oversight of all suppliers.. 180 days to fix identified issues.
- The Structural Integrity Reserve study has been given an extra year to complete. (12/21/25) This study analyzes the life of reserves and must be completed every 10 years. Reserve requirements will now be designed for us versus currently at our own discretion.

- Phase 1 should take about 30 days to complete
 - References are available
 - The proposal cost estimate is \$7830 structural /\$4535 reserve study
 - We have two other accredited companies to interview
 - The owners of 801 presented pictures of a corrosion issue on the corners of the building roof that will be further identified and addressed in the Phase 1 inspection process.
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- The Treasurer's report for March 2023 was presented by Joe Petrucci. All special assessments have been paid. We have one owner that is 3 months behind on the monthly assessment.
 - Total Income is above plan due to the special assessment. Expenses are below plan.
 - Elevator modernization update- The Project Manager from Right Way has reported that the installation on the north elevator is on schedule. One surprise was a bundle of phone lines in the elevator shaft, but this should not be an issue. Mid-June is the anticipated completion date for both elevators with approximately 3 or 4 more weeks for completion of the north elevator.
 - Dock update- As requested by owners in the March 1, 2023 annual meeting, the dock replacement work will be considered a fall/winter project to avoid the busy boating season in the Summer. We've received two bids and plan to obtain one more.
 - There are 5 components to this project which include: the sea wall, structure/pilings, planking, electric and plumbing.
 - The electric service has been inspected and is in full working order.
 - Wilbert will begin fixing dock boards that are spongy and/or loose.
 - Give and Take table- a show of hands was taken and no one present at the meeting wanted to continue the Friday through Sunday "Give and Take" table in the atrium area, so we will no longer set a table out for this purpose. A suggestion was made to have a Give a Book/Take a Book box.
 - Late fees - Per the By-Laws, beginning effective May 1st, a \$25 per month late fee will be charged for ALL late assessments. A motion to have a grace period until the 10th of each month was made by Joe Petrucci and Mike Wichman seconded. All Board members approved.

- Bike rack - Per the communicated April 14th deadline, all bikes in the common bike rack were to be tagged, identified and in working condition. All bikes not meeting these requirements will be removed and discarded.
- Owner's concerns- No issues were brought up by the owners present at the meeting or by phone.
- Next meeting is scheduled for May 23, 2023 at 6pm at the Clearwater Marine Aquarium.
- John DeFlumeri motioned to adjourn the meeting. Darcy Wells seconded..