

650 Island Way Condo Association  
January 17, 2023 Board Meeting  
Location: Clearwater Aquarium – **DRAFT MINUTES**

The meeting was attended by all 5 Board Members, Darcy Wells, Elizabeth Eiselein, Joe Petrucci, Fred Graziani, John DeFlumeri. Also in attendance was Steve Naley, our insurance and financial consultant, and Tim Hendrix from Ameritech Management. Meeting was called to order at 6:03 pm.

Darcy opened the meeting by addressing "meeting etiquette." She explained that going forward, meetings will be managed as follows: The Board will work its way through all agenda items and then once we get to the last agenda item (which is always "Unit Owner Concerns and Questions") we will open the floor to all owners in attendance. Questions and concerns should be held until this time. This will ensure the orderly and timely flow of the meeting and should help to maintain focus.

1. It was confirmed that notice of the meeting had been posted 48 hours prior to meeting, as is state requirement.
2. Reading of previous meeting minutes was waived and minutes were approved (motion made by John and approved by Fred). All of our minutes are published to the Association website, and available 24/7
3. Joe Petrucci delivered the Treasurer's report, which included that the Association is running according to budget, except that there was a unanticipated legal expense incurred of approximately \$1000 for a one-time owner issue, which has been resolved. Joe also stated that the most current information given to us from our accountant at Ameritech showed that 17 owners (out of 57) had not paid any of their Special Assessment for the elevator modifications, the first installment of which was due on Jan 1, 2023. By Feb 1, 2023 the full assessment amount is due from every owner. Some owners have paid their full assessment already. Our management company, Ameritech will be sending out delinquency notices to the unpaid owners by **certified mail**. Tim Hendrix suggested that the Board develop a "collection procedure" for delinquencies which will be taken up at a future meeting.
4. Elevator Modernization is scheduled to begin on February 6th. The work will take approximately 6-8 weeks per elevator.

5. Tim Hendrix provided us with an update on state-required Engineering Inspections. He is getting quotes for this costly process now from several engineering firms. We are required to have our inspection completed by the end of December, 2024 (unless we receive a notice from Pinellas County which would trigger a 180-completion deadline).
6. The Board provided an update on dock re-construction. The collection of quotes for this work is in progress. Our redo of the dock will be with the composite planking rather than wood, which will be a permanent surface, impervious to splintering or peeling, and it will never need painting. Dock work will be commencing after elevator modifications are complete. The Association has the cash reserves available to pay for the dock work.
7. Owner Concerns were as follows:
  - An owner asked why they were not getting email notices for the Management Company. It was suggested that every owner verify their email address, phone numbers, and exact mailing address with Ameritech.
  - An owner asked if elections for Board Members could be staggered so that all 5 seats did not become available at the same time. Darcy explained that Board positions are for one year at a time only, (as per condo bylaws) and that nominations for this year's board seats are open through January 20th. Any change to those bylaws has to be approved by a vote of at least 75% of the owners.
  - An owner asked about resuming game-playing on the pool deck. This was discussed, and it was decided that unless the rules were changed to allow that, there will be no games allowed. There are no plans to change this rule.
  - An owner asked if the bushes along the patios of apts. 101 thru 108 could be removed, and replaced with something new, as they are old, tired-looking, and have numerous bare spots. It was explained that this is not a simple gardening upgrade because the root structure is very extensive after 34 years growing, and among those roots is a network of irrigation pipes and wire harnesses. The Board agreed to have our Landscape Company owner evaluate the possibilities and give us some options.
  - An owner of a unit whose front door is in line with one of the stairwells asked if she could add some kind of additional lighting because entrance to the unit is difficult at night due to darkness in their entryway. The Board will look into this situation.

8. Next meeting: March 1, 2023 at 6pm, at the Clearwater Aquarium. This is our annual meeting – Board member elections will be completed at this time.
9. Meeting was adjourned at 7:00pm (motion made by Darcy, seconded by John).