

650 Island Way Condo Association
July 10, 2023 Board Meeting
Held via Video and Audio Conference (Zoom)

DRAFT

The meeting was called to order at 6:01 pm by Darcy Wells.
All 5 Board Members attended, along with Tim Hendrix from Ameritech.

Board members voted to waive the reading and vote to approve the previous month's minutes, as these were posted to our website following that meeting.

Because the Financials had not been received before 5pm, the Board, on advice from Tim, voted to waive the Treasurer's Report at this time.

AGENDA ITEMS

(1) Regarding the state-mandated Engineering Inspection and Structural Reserve Study, the Board has reviewed three bids, and attended two in-person presentations from engineering firms.

A unanimous decision was made to choose Engineering Inspections and Restoration Services to conduct the Milestone Inspection, and following that, the Structural Reserve Analysis. The owner, Art Fleahman, presented his company's expertise and inspection process at our May Board Meeting. Everyone in the room who received the presentation was impressed by the company's professionalism, and Art brought an engineer to look at our building about three days after the meeting. Art also guaranteed to provide us with a pre-inspection, at no extra charge, so that any small, but needed defects could be corrected, and not become a reason for our building to fail the full state-mandated inspection, a valuable money-saving benefit. Cost wise, this company's bid for the services was almost identical to one of the other companies, that being approximately \$12,000.

Darcy asked Tim from which account this expense would be paid. Tim discussed several options, and told us it is likely that the money will come from our Life Safety Reserve, which is sufficiently funded.

(2) Elevator Update: Mechanically both elevators are completed and operating very well; there have been no problems since the completion of the second unit. Darcy requested that the elevator announcement chime volume be lowered in response to input from a number of owners about the loud volume of the bells.

The stand-alone fire alarm system that is integrated to our new elevators is almost fully installed, and the remodeling of both cab interiors will commence on July 17th, delayed due to some shipping damage to some of the materials. It is expected that the interiors will be completed by the end of July.

OWNER CONCERNS

An owner asked us to look at and remedy a few settlement cracks in the pool deck. We will have our maintenance crew evaluate the situation.

NEXT MEETING is Sep 19, 2023 at the Clearwater Aquarium, 6pm.

Meeting was adjourned at 6:40pm.