

Owners Annual Meeting
650 Island Way Condominium Association
Weds, March 1, 2023
Held at Clearwater Aquarium
DRAFT

Present at the meeting from Ameritech were Tim Hendrix and Karen Cochran. Also in attendance was Steve Naley, our insurance and financial consultant.

All five Board members were there; Darcy Wells, Elizabeth Eiselein, Joe Petrucci, Fred Graziani, John DeFlumeri

Meeting called to order at 6:07 pm.

A quorum was established, (51% or more of owners)

Before any business was discussed Darcy asked if everyone in the room had cast their ballot for the new year's board of directors. Then she officially closed the ballot box. A volunteer committee of three owners, not related to board candidates, formed to tabulate the ballot results.

Next up was reports of Officers.

Darcy reviewed the most significant matters that the board addressed during the twelve months since the last Annual Meeting. Most notably was the discussion of the modernization to both of our elevators. She explained the process in its entirety, including the selection of interior choices, the means by which the modernization would be paid for, and the progress (including unforeseen delays) in getting the whole project started. Then she announced the newest anticipated starting date, which is April 3, 2023, reminding residents that the work would take about 6 weeks per elevator, one elevator at a time.

As compensation for the delays in starting the project, the Board negotiated three months of no-charge preventive maintenance, and a two-year freeze on monthly service contract prices from the elevator company.

Also accomplished during the year was a re-thatching of the tiki bar roof, and umbrella table roof, along with major structural repairs to the tiki bar

framework, including a new support pole. Payment for this upgrading of the tiki bar was made from our Deferred Maintenance Reserve Fund.

During the year a full update of the Condo Rules and Regulations was done. A grievance committee process was defined, to be used if there were ever a repeated rule violator.

A major dock upgrade is being studied, to include new waterfront electric service, new frame structure for the dock itself, and replacement of planking with "plastic wood". It was noted that other than for cosmetics, our dock is 100% operational at present, and there are no electrical problems at this time. Cost of this full upgrade is substantial, bids are being gotten, and financial considerations are being studied.

Joe Petrucci delivered the Treasurer's report, noting that eight owners had not yet completed the payment of their Elevator Special Assessment. The Board and the Management company working together will seek to collect all monies due.

Joe also noted that for this year, our budget does not include funding the Elevator Reserve account, because it is not necessary, a decision that was made in December when the 2023 Budget was approved.

A discussion was had about "restorative pruning" of the hedge line which runs along the patios from east to west. The hedges cannot be removed without major expense due to the 34-yr old heavy root structure, underground sprinkler piping, and buried wire harnesses. A possible improvement in the hedge appearance is to cut them back severely, to about 15 inches above ground, and see if they grow back nicely, but there is No Guarantee that will be the result, per our landscaper. Additionally, to do such a pruning is about a \$1600 expense, with questionable benefit. Perhaps we will conduct an experiment by pruning back one small bush to see how it grows back....

Owner Concerns:

An owner asked about installing a few more anti-slip materials in the pool and tiki area, which the Board agreed to do.

An owner noted that our current elevator inspection certificate was expired; and it was explained that both the elevators are inspected, and that both

passed all safety checks, but that the State of Florida is notoriously slow in mailing out the certificates.

An owner requested that when we are ready to do the dock over, it should be done late fall or winter, rather than in the busiest boating season, and the Board agreed to that.

An owner asked how long the painters would be working on the condo next door (660 Island Way). The answer is three months total, which of course is an inconvenience to our parking due to paint and debris blowing this way from that work.

An owner asked if we could supply residents with a full-contact list of all residents. This was declined due to privacy concerns.

New Board of Directors Election Results:

The counting of ballots revealed that the five people elected for this year are as follows:

Darcy Wells
Elizabeth Eiselein
Joe Petrucci
Michael Wichman
John DeFlumeri

The Community thanks Fred Graziani for his 16 years serving on the Board!

Next regular Board Meeting is April 18, 2023 at 6:00pm. Location TBD.