

650 Island Way Condo Association  
May 23, 2023 Board Meeting  
Held at Clearwater Marine Aquarium  
DRAFT

Attendees: Darcy Wells, Elizabeth Eiselein, Joe Petrucci, John DeFlumeri, Board Members (quorum established). Also present Tim Hendrix from Ameritech, and Steve Naley, who is our insurance and finance consultant.

Darcy called the meeting to order at 6pm. Confirmation was made that proper notice of the meeting was posted. The Board voted to waive the reading of the previous month's minutes, as they were published to the Association website, as always.

Joe Petrucci delivered the Treasurer's report, noting that the Association is operating On Budget. He also stated that owner delinquencies are in good order, there being only one owner account that is in arrears.

Business to Discuss:

- An insurance update was presented by our agent, Grant Fraley. He discussed the sharply-rising property insurance rates in Florida, which have been greatly affected by recent hurricanes. After much work regarding making sure our appraisal was accurate, Grant explained that he was very pleased to tell us that our annual premium for the renewal year that began May 1, 2023 has decreased by approximately \$72K (from \$197K to \$125K). He also stated that although the Association has full liability coverage for all areas of our property, there is no property Insurance on the covered

carports (in process of getting carports included in coverage), or on the dock, catwalks, and seawall.

-Darcy explained the progress of our elevator modifications, noting that the north elevator is mechanically complete, and that in about 6 weeks the south elevator is expected to be finished. Still to do is the installation of the fire alarm system for both elevators. Upon completion of those segments, the new cab interiors will be installed.

-We explained the water leak situation that had occurred at the edge of our driveway entrance. This was from a reclaimed water leak from the piping leading from the city's reclaimed water meter to the Condo at 644 Island Way (Bay House). The full repair of this water leak is the responsibility of that Condominium, not ours.

--Our parking lot pole lights are currently mismatched; 2 white bulbs, 5 yellow bulbs. As explained to us by Duke Energy, they are only replacing burned-out yellow bulbs with the new, bright white bulbs. There is no option for getting them all changed before they burn out. As observed, our neighboring condo buildings have mismatched pole lights too.

-Darcy mentioned the new anti-slip grips on the pool rails. She also mentioned that both storage boxes at the pool have been replaced.

-The Association is attempting to reduce mosquito activity by placing non-toxic repellants into standing water around the property, so that the mosquitos will not want to lay their eggs there.

-An additional day when flags may be displayed has been announced; which is National Peace Officers Day (May 15<sup>th</sup>).

-The Association is receiving bids for the state-mandated Milestone inspection and will invite one of the other bidders to present at our next Board meeting

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OWNER CONCERNS

-An owner mentioned that a couple of pool-edge tiles need replacing.

-An owner asked Tim Hendrix if the state would require us to change our windows (based on required state inspections). Tim said it would not.

-An owner wanted to clarify that even though the dock itself has no property insurance coverage, there is still liability insurance coverage. Grant, our agent, assures us that there is liability coverage which includes the dock.

Next scheduled Board Meeting is June 20, 2023, 6pm.  
Location to be determined.