

# First Draft

## Minutes of Board Meeting 650 Island Way Condominium November 15, 2023

The Budget Approval and Special Assessment meeting held at the Clearwater Marine Aquarium was called to order at 6:00pm.

All Board Members were present: Darcy Wells, Elizabeth Eiselein, Joe Petrucci, John DeFlumeri and Mike Wichman.

Also in attendance were Steve Naley, insurance and financial consultant and Tim Hendrix from Ameri-Tech Community Management, Inc.

1. The meeting started by Certifying the quorum of Board and Membership which was surpassed with 40. The minimum number of members required to be present or through proxy is 29.
2. The meeting notice was posted 30 days prior to the meeting.
3. Reading of the previous meeting minutes regarding the budget workshop was waived. Darcy made the motion to waive, Elizabeth seconded the motion which then passed unanimously by the rest of the Board. Owners have access to all meeting minutes through the Association website: [650islandway.org](http://650islandway.org)
4. Treasurer's report: Joe Petrucci reported a net loss of \$3899.28 for the month of October. The loss was caused by three factors: a few late invoices, an unexpected expense caused by a leak in the atrium, and one delinquent homeowner's maintenance fee payment.

### **Business to Discuss**

1. **Vote to Waive a Financial Audit:** 38 voted YES. 2 voted NO
2. **Vote to Rollover Excess Funds:** 40 voted YES. 0 voted NO.
3. **Approval of 2024 Budget:** Elizabeth made the motion to approve the budget, Joe seconded the motion and it subsequently passed unanimously. (Note: there is no increase in the HOA fees for 2024 in large part due to keeping insurance premiums down)

4. **Approval of Special Assessment for Dock Project:** John made the motion to approve the special assessment. Elizabeth seconded and the Board passed it unanimously. Work on this project is to commence on November 27th. Electrical service and water access in the dock areas will be turned off at this time. (including the car wash area) The project is projected to take approximately 12 weeks for completion.
- **CAR WASH:** There is a water hose faucet near the 01 units that may potentially be used for car washing during this period. This will be investigated and owners will be notified if this will be an option for car washing.
  - Walkways to the dock will be rebuilt.
  - **PAYMENT:** Coupon books will be issued. (Hopefully by the end of the month) Owners can pay by check or credit card.
  - **THANK YOU!:** Many thanks to Rick McKeever for the time, work and effort he has put into the dock project. Due to Rick's efforts we are fortunate to start this project as quickly as we are.
  - An owner inquired if we are able to get insurance help with this project. The docks are/were not insured as insurance companies do not insure docks. In addition, FEMA is not an option.

Unit Owner Concerns: A question was asked if owners can put Christmas lights on the balconies? The answer to this is YES. They must be removed by the first week in January.

**Next meeting:** January 16, 2024 @ 6 pm

**Annual meeting:** March 6, 2024

Darcy made the motion to adjourn the meeting, Joe seconded and the rest of the Board unanimously agreed to adjourn.