

Minutes of Board Meeting
650 Island Way Condo
Sept. 19, 2023
Held at Clearwater Marine Aquarium

Meeting called to order at 6pm.

Roll call taken.

In attendance Darcy Wells, Lizz Eiselein, Joe Petrucci, John DeFlumeri, and by phone, Michael Wichman. Also in attendance were Tim Hendrix from Ameritech, and Steve Naley, who is our financial and insurance consultant, and Rick McKeever, who has generously volunteered to oversee our new dock and seawall building project.

The reading of our previous meeting minutes was waived and minutes were approved. All of our minutes are posted to the Association's website, 650islandway.org

Joe Petrucci delivered the Treasurer's report, noting that there was only one delinquent account. Joe stated that the reserve monies allocated for our dock/seawall rebuild are currently at \$137,000.

Agenda Items:

Milestone Report:

Tim Hendrix explained the results of the state-required Milestone engineering report, noting that the engineers

found no structural defects to our building during the initial pre-inspection that has been completed. A handful of minor repair recommendations were made, however, and those items have already been, or are currently being remedied.

Scooter Parking:

A lively discussion was had about parking of “scooters” on our parking lot. After listening to owners’ opinions, the Board decided and voted that residents should have a few options regarding where a scooter may be parked:

-Option 1: A scooter may be parked in a resident’s one assigned parking space provided that, in accordance with our condo rules, residents are allowed to park a maximum of two vehicles per condominium unit in our parking lot.

They may use their own assigned parking space for one, and a second vehicle may be parked in a guest space.

-Option 2: A scooter may be parked in the bicycle rack area.

-Option 3: With Board approval only, a scooter may possibly be parked between two assigned parking spaces as close to the scooter-owner’s primary vehicle as possible, in order to avoid all contact with the neighboring space-owner’s vehicle (precedent for this type of scooter parking having been set 15 years ago in one case by the Board of Directors). Approval will be on a case-by-case basis, depending upon the location of the parking spot in question and with the agreement from the owner of the parking spot opposite the space in question.

Finally, of course scooters may be parked on the street.

Dock and Seawall Rebuild with New Electric/Plumbing: Rick McKeever, who along with Tim Hendrix, and Board members, have already spent many days gathering bids for this multi-faceted project (made more complex and pressing thanks to Hurricane Idalia). The marine contractors, dock builders, and electricians have submitted various plans for the replacement or restoration of pilings, sections of new seawall vs full new seawall, and construction of the dock support structure and planking (using composite decking, rather than wood).

The best option for the project is believed to be the most expensive one, which would build almost everything as new, except whatever pilings are undamaged, and intact. An approximate cost for this option is approximately \$344,000. A special assessment will, of course, be necessary, the exact amount of which has yet to be determined, but it will be approximately \$3000-\$3500 per unit. Bids are still being accepted and analyzed; negotiations are ongoing and project plan is under development.

Before the project may begin, emergency repairs to the existing dock must be done, for the safety and utility of all residents and boat slip owners. The Board has voted to spend \$3500 for this work, and is taking steps to make it happen quickly.

The Board of Directors, and members of our community again thank Rick McKeever for taking on the oversight and

management of this complicated dock/seawall rebuild. Rick's expertise in all matters of marine construction is invaluable in this endeavor. We appreciate you, Rick!

Owner Concerns:

Several owners asked about ownership of the catwalks, whether they are owned by the Association, or by the individual boat slip owners. The management company is reviewing the Original Condo Documents from 1988 to determine the answer.

An owner asked if only the 16 boat slip owners could bear the cost of the dock rebuild. The dock is a community-owned property, so, for the most part, every unit owner is responsible for an equal share in the expense. Once project plan and all costs are finalized, the assessment will be calculated as appropriate.

Important Upcoming Dates for the remainder of 2023:

October 10th. 5pm, 2024 Budget Workshop, followed at 6pm by a regular Board Meeting. (Location TBD-likely Clearwater Marine Aquarium but will be confirmed)

November 15th. 6pm, 2024 Budget Approval Meeting, followed by the required mailing of the new year's budget and notice of the 2024 Condo Fees to all owners (location TBD-likely Clearwater Marine Aquarium but will be confirmed).