

FIRST DRAFT
Minutes
Board of Director's Meeting
TOWN HALL
650 Island Way Condominium Association, Inc.
October 23, 2024

(a) Call to Order

The Meeting was held at the Ameri-Tech Community Management Office at 24701 US Highway 19 N, Suite 102_Clearwater, FL 33763 and Via Zoom and was called to order at 6:00 pm. The Board Members present for the Town Hall were: Darcy Wells, Elizabeth Eiselein, John De Flumeri, Claire Koch and Joe Petrucci (via Zoom). Also, in attendance were Gina Mistretta, LCAM from Ameri-Tech Community Management Inc. along with several owners on site and via Zoom. Also present were our Guest Speakers for the Town Hall:

- ^ David Fairbanks - Velocity
- ^ Rick Hogan – Velocity
- ^ Justin DeHart – Strategic Claims Consultant

(b) Proof of due notice of Meeting

Notice of Meeting was posted on 650 Property Bulletin Board and also via E-Blast within required time parameters.

(c) Discussion of contracts with Velocity Services Group and Strategic Claims Consultants

Introductions by Darcy Wells of our Guests:

- ^ David Fairbanks - Velocity
- ^ Rick Hogan – Velocity
- ^ Justin DeHart – Strategic Claims Consultant

After introductions of our Guests, David & Justin – they each spoke about Velocity & SCC and their roles in regards to 650.

Other Items discussed were:

- Scope of work discussed
- Working relationship between 2 groups
- First Steps
- Next Steps
- Other Steps
- Future Timelines
- Critical Work & Emergency Repair

- Inspection of all 57 Units
- East Wall
- HOA Insurance Discussion
- Owner Insurance Discussion
- Insurance Deductible
- Handling Claims
- Owner Assessment
- Working together regarding our Insurance (Citizens)
- Although not at the meeting, David introduced on-site Senior Project Manager – John Smith who will be on-site during the project. Other Leaders from Velocity & SCC will also be at the property.

(d) Owner's comments (limit 3 minutes per unit)

Owners asked the Panel & HOA Board many questions, regarding the East Wall, Siding, Repair, Owner Units, Insurance for both Individual Units and HOA, Elevator Status and other items listed above in #C. The Panel along with Darcy Wells, President answered the questions from the owners. Many owners participated in the Q&A both live and via Zoom.

(e) Adjournment

Darcy Wells motioned to close the meeting and Claire Koch seconded. Motion passed. Meeting concluded 7:21 pm.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.