

FIRST DRAFT

Minutes of Board Meeting 650 Island Way Condominium March 6, 2024

1. Call to Order: The 2024 Annual Meeting and Election of Directors held at the Clearwater Marine Aquarium was called to order at 6:05 pm.

All Board Members were present: Darcy Wells, Elizabeth Eiselein, John DeFlumeri, Joe Petrucci and Mike Wichman. Also in attendance were Tim Hendrix and T.C. Sayles from Ameri-Tech Community Management, Inc.

2. Appoint Chairperson of the Meeting: TC Sayles was nominated by Darcy Wells to be the meeting chairperson.

3. Proof of Notice of the Meeting: Two mailings of the meeting notice were sent to owners and posted on the 650 property 30 days in advance

4. Certifying of Proxies & Establish Quorum: 29 out of 51 are required to establish a quorum. We had 31 responses.

5. Read or Wave Minutes of Last Members' Meeting: Minutes of the March 1, 2023 Annual Meeting were attached to the agenda. Lizz Eiselein motioned to waive the reading and Mike Wichman seconded. Members Maureen Roach and Lynn Gruber also seconded the motion to waive the requirement to read the minutes. Motion passed. An updated list of Rules was distributed at the meeting.

6. Candidates Have read and Agree to Abide by Association Documents

7. Election of Directors: *(Selection of 2 or 3 Non-Candidate Members to Count Ballots*

Julie Glynn & Lynn Gruber volunteered to count ballots in addition to Karen Cochran from Ameri-Tech.

8. Motion to Close the Ballot Box: John DeFlumeri motioned to close the ballot box and Pete Sullivan seconded. Motion passed unanimously.

9. Reports of Officers and Committees:

- President's report: 2023 summary:
 - Elevator replacement project was completed by the end of July 2023
 - Boat dock replacement began on 11/27/23 and should be completed by the end of April 2024
 - Owners may elect to raise their boat lift. Please let Rick McKeever know if you want to raise your lift by 3/15/2024
 - If you own the slip space but have no lift, JKL will cap the current pilings
 - The new sea wall has been completed.
 - On behalf of the Board and residents, Darcy Wells recognized Rick McKeever for the leadership he has provided in managing this complex dock and seawall project.
 - Darcy also thanked the Board for their work this past year.
 - Milestone inspection: The Phase 1 pre-inspection has been completed. There were a total of 13 items that needed attention and all have been successfully remedied. A copy of the pre-inspection report may be requested from Ameri-Tech. (repairs included replacement of the rusty soffit and trim along the roof line, one cement a/c pad was replaced, and rotting baseboard trim along the exterior walkway/exterior wall interface (ongoing project). The next step is a follow-up inspection on 3/21/2024. A report will be generated within 4-12 weeks after the inspection. A draft will be given to the Board for review. Once satisfied with the report, final payment will be made and the report will be sent to all owners. By Florida state law, the report will be posted on our website and Also on-site. In the event you are selling your condo, realtors will need access to this report.
 - 2024 budget process: There are no increases in the HOA monthly assessment for 2024
 - Darcy recognized John DeFlumeri for his work on the beautification of our grounds
 - Darcy thanked Tim Hendrix for his work supporting the 650 HOA. Tim is attempting to ease into semi-retirement and has turned the reins over to TC Sayles

- Darcy thanked Karen Cochran for the administrative support from Ameri-Tech. Karen will continue to support 650, now working with TC Sayles.
- Treasurer report:
 - Joe Petrucci thanked John DeFlumeri for helping with follow-up to owners delinquent in special assessment payments
 - Autopay was recommended by Maureen Roach. Maureen also suggested that we charge a processing fee when owners choose to pay monthly HOA fee via personal check
 - Joe gave an overview of the 650 investments: Our money is invested in three financial institutions: 1.) Truist is our main bank w/\$162k 2.) In OZK bank we have 3 CDs: 2- (13 mos) \$55k each and one \$108k (8 month) and 3.) In Cadence we have a \$145k money market

10. Unfinished Business:

- Reserve analysis: This is a state requirement. The deadline has been extended to 12/2025. The state may dictate reserve amounts on 9 key categories. Money we have assigned to “buckets” that are not part of the dictated 9 may be re-allocated to the required 9 key categories. A copy of these 9 categories is available from Ameri-Tech. Every 10 years we will undergo both milestone and reserve studies. Each year when we budget we will need to allocate money for these required studies.

11. New Business:

a. Open Forum

- The “Give-away/free” table in the atrium was eliminated in an association meeting in the Fall of 2023.
- There have been reports of the elevators intermittently not stopping when called to a floor. The elevators appear to just pass by. TC to call and report to Rightway Elevator
- Elevator protective pads. Darcy suggested that we take them down as a trial (since the elevators were completed, the pads have been left up). An e-blast will be sent reiterating the rules specific to move-in, move-out and deliveries - we will see if there are any problems. If

owner response is poor and Board/management company are not notified to request pads be put up for move-in, move-out, deliveries, the pads will go back up. Longer term we will look into pads specifically made to accommodate hand rails.

- A request was made to make our website maintenance tickets more visible. An owner would like to understand what other owners have problems with as well as follow their own maintenance tickets. Once a maintenance ticket is written there is no way to track it.
- Owner reported a leak in the west stairwell 4th floor down.
- John DeFlumeri reiterated the need to put concerns on our website forms. TC showed the form on the 650 website.
- The owner of 106 requested freshening up the white rocks (with new) along the 1st floor unit walkways
- The owner of 704 reported air blowing in their unit from the exterior wall? Kevin of Finyl Solutions will be contacted to look into the situation.

b. Election Results:

- The new 2024 Board of Directors is comprised of John DeFlumeri, Elizabeth Eiselein, Claire Koch, Joe Petrucci and Darcy Wells

c. Seating of New Board

- The new Board met immediately following the Annual Meeting

12. Adjournment:

- Fred Graziani motioned to close the meeting and everyone in the room seconded! Motion passed unanimously, Next Board meeting date, time and location will be announced at a later date.