

FIRST DRAFT
Minutes
Board of Director's Meeting
650 Island Way Condominium Association, Inc.
April 17, 2024

Call Meeting to Order

The Meeting was held at the Clearwater Marine Aquarium (Classroom-2nd Floor) and was called to order at 6:02 pm.

1. Roll taken and confirm quorum met.

All Board Members were present: Darcy Wells, Elizabeth Eiselein, John De Flumeri, Joe Petrucci and Claire Koch. Also, in attendance were T.C. Sayles from Ameri-Tech Community Management Inc. along with several owners.

2. Confirm meeting posted per requirement:

The notice for the meeting was "e-blasted" to all owners and it was posted on the 650-property bulletin board 24 hours in advance of meeting.

3. Approval of Previous Minutes (January 16, 2024).

Darcy Wells motioned to waive the reading of the previous minutes. Lizz Eiselein seconded the motion. Motion passed unanimously by board. Owners can view all meeting minutes on our website: 650islandway.org.

4. Treasurer's Report: Joe Petrucci – Treasurer presented the Financial Report.

Total Revenue	\$50, 586.19
Total Expenses	\$109,083.67
Net Loss	\$58,497.48
Dock Assessment/Expenses	\$67,242.96
Net Income	\$8,745.48

One Homeowner is delinquent with payment of their Special Assessment (Dock) along with 2 HOA Payments. T.C. Sayles is looking into our Bylaws on the best way to approach the Homeowner regarding their past due payments.

Business to Discuss:

1. Insurance Update – Grant Fraley

- Grant Fraley of Brown & Brown presented proposal numbers for our upcoming policy period 5/1/2024 thru 5/1/2025.
- Current premium is \$125,093.90. We are expecting final numbers this week, but increase is expected to be approximately 13-16%.
- Currently our insurance carrier is Citizens Property Insurance Company and we will remain with them. We have a second policy along with our main policy that includes those items not covered by Citizens.
- Our Flood Insurance Renewal Declarations Page has been posted to our website: 650islandway.org.

Key Contacts at Brown & Brown

Grant Fraley VP & Account Executive	813-352-2712
Karla Roberts Claims Risk Manager	727-450-7100
Sandy Mills Personal Lines Leader	727-450-7048

2. Dock & Seawall Update – Rick McKeever

- Sprinkler work in the process of being modified and repaired.
- On Thursday 4/18/2024 – JKL will start work on the north side to refurbish with dirt, grass. St. Augustine grass will be planted.
- Excess water/rain drains into retention pond then to drainage weir then into the water under the Seawall.
- Yarborough Electric will be here next week to trench and complete electrical work. At this time no power to dock, catwalks. An inspection will be required.
- Due to the grade of the ground and incline of both concrete ramps, hand rails are not required.
- Loose lumber on current tiki deck will be repaired. Quotes were requested for a rebuild of tiki deck using similar material as dock. We are waiting on responses.

- A kayak ramp is in the works for the south end of the dock, but not until later in May when all other work is complete. Asking for all kayakers to use the wheels to move their kayaks to the water or to please ask a friend to help you. Please do not drag your kayak along the new dock.
- Dock boxes will be returned to their spots on the new dock. (not on the Seawall), hoping to start this on Thursday 4/18/2024.
- A suggestion was made to drill holes into the dock boxes to avoid them from floating like a bobber in case they are ever filled with water due to water being that high over the dock.
- Hoping to have boats return to their slips by the end of April.

3. Milestone Report Update

- 650 has passed Phase 1 of the Inspection. No Phase 2 is required.
- The report is posted to our website: 650islandway.org and in the glass bulletin board on the 1st Floor Atrium Lobby. All homeowners should have received a copy in the mail this week. If you did not, please reach out to T.C. Sayles @ tcsayles@ameritechmail.com.
- Please remember this Inspection is State required every 10 years.
- We noticed a few corrections were necessary in the report and they have been corrected by the Engineering Company as follows:
 - On Page 8 we are 57 units not 64.
 - On Page 8 we have 6 free standing carports not 2
 - On Page 9 under Balconies, they mentioned a detailed list, there is no list to report.
- Next up is Part 2: the SRIS (Structural Integrity Reserve Study). T.C. Sayles will ask our engineering company the status as they have started to collect some information for us to get this taken care of sooner than later. Due date is 12/2025.

Unit Owner Concerns:

A unit owner cited concerns and questions regarding the roof and a spot in the stairwell on the 5th floor. T.C. Sayles addressed the owner, asking owner to please send all those concerns and questions to her in an email so that they could discuss them. Owner agreed to email T.C. Sayles, and T.C. Sayles agreed to address them with the owner.

Our next HOA Meeting is scheduled for Wednesday – May 15, 2024 at the Clearwater Marine Aquarium. Darcy Wells motioned to close the meeting and Claire Koch seconded. Motion passed. Meeting concluded 7:38 pm.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.

cok/4-18-2024