

FIRST DRAFT
Minutes
Board of Director's Meeting
650 Island Way Condominium Association, Inc.
July 24, 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 6:09 pm. Board Members present were: Darcy Wells, Elizabeth Eiselein, John De Flumeri, and Claire Koch. Also, in attendance were Gina Mistretta, LCAM from Ameri-Tech Community Management Inc. along with several owners on site and via Zoom. President, Darcy Wells immediately introduced Gina Mistretta as our new 650 Property Manager (replacing T.C. Sayles).

(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) Approval of Previous Minutes (April 17, 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.

(d) Property Manager Report/Treasurer Report

Gina Mistretta presented both reports.

Property Management Report

Gina has been introduced and walked the 650 Property.

Gina has spent time transitioning from our past Property Manager

Collections

No Items with Attorney.

No Unit Owners in 90 Days

One Unit Owner in 60 Days and the same Unit Owner in 30 days.

Violations

1 Letter has been sent to a Unit Owner

Unit 208 Repairs

Repairs are currently being made by Finyl Solutions to Unit 208 as a result of a small fire incident on the balcony. Payment responsibility will be provided by the Unit Owner.

Treasurer Report

Dock & Sea Wall Project
Working with Ameri-Tech on disbursements of final payments for Dock & Seawall Project. Board will present final project numbers at September meeting or sooner.

	Last Month	This Month
Operating Expenses	\$1046.96	\$2117.85
Reserves	\$530,877.52	\$543,382.15

The following Expenses are over this month:

- Office Expense
- Permits, Fees, Licenses
- Condo Fees
- Management Fee
- Taxes
- Building Maintenance
- Dock Maintenance

(e) Update on Bank Change

Ameri-Tech is changing from Truist Bank to Association Prime Powered by SouthState Bank as a result upgrading their accounting and management company software CINC platform. The new Bank goes into effect August 1, 2024 at which time Truist Bank will no longer be in service for us.

There are 4 ways to continue to pay your 650 HOA & Boat Dock Fees:

- 1) Online One-Time & Reoccurring Payments (Website Portal). If you decide to make payment this way, there be a processing fee of \$1.99 for an e-check payment and a 3.25% charge for credit card payment. These amounts are paid to the payment processing company. Signing up for the new Portal is suggested, especially if you select this option.
- 2) Lockbox Service for Paying by Check with an attached Coupon. You should have received your coupon book & envelopes by now. If you haven't received them, please reach out to Gina Mistretta our Property Manager.
- 3) Automatic Debit (ACH) Withdrawal Program (previously called Autopay at Truist). If you are currently enrolled with Truist for autopay you will need to set up your ACH again directly with the property management company.
- 4) Personal Online Bill Payment Service. If you are using a personal online bill payment service you must delete your current set up and add a new payee address.

Information regarding this recent bank change was sent to all owners

- Via USPS
- Via email in our Meeting Eblast for the July 24th meeting

- Included with the Coupon Book sent via USPS

Decision was made to not charge Unit Owners with any late fees for the August HOA & Boat Dock Fees.

(f) State mandated Reserve Analysis - Status

Our Reserve Analysis is Part II of the State Mandated requirements we are still waiting to complete before the end of 2024. Part I was our Milestone Inspection in which we passed with no need for a Phase II Inspection.

For Part II we are waiting to discuss and get further clarification on 3 items from our Engineering Company for us to understand and work through the final part of this Analysis. Those 3 items are:

- 1) Roofs
- 2) Siding
- 3) Deferred Maintenance Category

Gina M. will be discussing in further detail with our Engineering Company to bring back the information to us so we can understand the exact requirements in order for us to be able to prepare and process accordingly with our 2025 Budget.

We are currently holding a final payment of \$6300.00 to the Engineering Company until we can wrap up this important final discussion with them as soon as possible.

(g) Tiki Deck Re-build

A bid was received from JKL (company who rebuilt our dock, etc.) to repair the wooden deck on the other side of the Tiki Hut along with the steps leading down to the concrete walkway that leads to the dock. The bid included repairing the seawall behind our dock that is painted yellow and adding drains into the wall. This bid was also sent to all Unit Owners to view via email in our Meeting Eblast for the July 24th meeting. We will be requesting 2 other bids for this Project.

Several Owners asked if at the same time, a quote could be received to replace the counter top – all 4 sides at the Tiki Hut.

Another Owner suggested we wait to see where we are with funds and also what we will need for the Reserve Study.

This item will be re-visited as bids are received.

(h) Loud music on balconies

It has been brought to the attention of the Board of Directors of loud music coming from a condo/balcony. Loud music being heard at the pool from a condo/balcony or from the pool to a condo/balcony is not permitted as listed under Rule 35 pg. 12/13. This Agenda item has been brought up at the meeting as a Courtesy Warning.

OWNER ISSUES

(i) Dock Insurance

Florida Insurance companies are not writing insurance policies to insure docks. Our current insurance company found one company willing to write a policy that would cost us \$50,000.00/year. A decision was made not to engage in a policy for the dock. The dock is currently covered by liability insurance through our master insurance policy.

(j) Dock Electrical

A Unit Owner asked if repairs were necessary to the boat lift electric supply boxes after the new electric was replaced to the dock. President Darcy Wells answered Yes, and Yarborough Electric came right out to make repairs. Owners were asked via Email Eblast to check their power boxes. All power boxes are in working order.

A Unit Owner asked if two electric supply boxes were still not working and were we assuming payment responsibility for those. Response from President Darcy Wells was it is being handled between the Unit Owner & Yarborough Electric, not 650 Association.

(k) Board Communication Practices

Correspondence by a Unit Owner through the website "Contact" button was not received by the Board. Gina is not aware of the communication nor was the Board. Item may have been lost while switching Property Managers.

A Unit Owner asked if we were posting Meeting Agendas within the specified time frame in accordance with the new State Laws. Response was Yes from President Darcy Wells. Gina M. explained the various HOAs. But for our Condo HOA we are posting within the time parameters. Posting times will be different for special meetings, etc.

(l) Pool Umbrellas

An Owner asked if we could order at least 2 additional sun umbrellas for the pool deck as currently we have 2. A decision was made to order 2 more sun umbrellas giving us a total of 4 sun umbrellas.

(m) Owner comments

- Board will work with Unit 408 on the repair of their broken window. Contact to be made with the Unit Owner. Contact was made with owner by John DeFlumeri on 7/26/2024.

- Light reported out at 6th Floor Stairwell. Item will be added to Maintenance List. This has been repaired.
- Board Member John DeFlumeri & Kevin from Finyl Solutions will visit Unit Owner regarding concern regarding caulking on balcony. Visit was made on 7/25/2024 and small repairs will be made.
- An Owner asked if Grill Table can be repaired. Missing Doors. Doors cannot be repaired. A new Grill Table was ordered and will be bolted to concrete Grill Pad to replace the old table.
- An Owner asked if the metal grate on the concrete drain at the dock can be replaced. A new metal grate will be ordered for that concrete drain only.
- Car Wash hose has a hole in it. Unrepairable. It has been replaced on 7/26/2024.

(n) Adjournment

Our next HOA Meeting is scheduled for Tuesday – September 24, 2024. Our location is "TBD" and will be communicated once meeting space is reserved and confirmed. Darcy Wells motioned to close the meeting and Claire Koch seconded. Motion passed. Meeting concluded 7:11 pm.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.