

FIRST DRAFT
Minutes
Board of Director's Meeting
650 Island Way Condominium Association, Inc.
November 18, 2025
Part II : Board Meeting

Call Meeting to Order

The Meeting was held at the Ameritech Office located at 24701 US Highway 19 North, Suite 102, Clearwater FL 33763 and Via Zoom. Board Members present were: John DeFlumeri, Dennis Stevens, Elizabeth Eiselein, Darcy Wells, and Claire Koch via Zoom. Also, in was Susan Ables from Ameri-Tech Community Management Inc. Several owners joined on site and via Zoom. President, John DeFlumeri set the meeting in motion at 6:30pm, 2nd motion provided by Darcy Wells. All in favor, Yes.

(1) Establish Quorum – Call to Order

Yes

All 5 Board Members listed above are present.

(2) Proof of Notice of Meeting

Yes

Meeting notice was also posted on property on the glass bulletin boards along with an email sent to all owners. All time requirements were met for this meeting.

(3) Disposal of Minutes

10/21/2025

Motion to waive reading of 10/21/2025 minutes and to approve these minutes. 1st motion by Dennis, 2nd motion by Elizabeth. All in favor, Yes.

(4) Officer's Reports

N/A

(5) Old Business

Dennis provided an update on the ongoing construction project, noting that siding work was progressing on the east and west sides of the building, with plans to move to the south side. Dennis anticipated the siding completion by the end of the year or early January, with the roof work starting in January and the project finishing in March or April. He also mentioned some storm damage-related issues that could lead to change orders, which are still under negotiation.

Dennis: Update the group once new lighting and painting work is scheduled/completed, especially regarding balcony and front door lighting.

Dennis and Velocity - Review all line items and change orders with Velocity and provide an update to the group before the next meeting.

Provide Owners with an updated project plan including what work will be done and estimated dates.

(6) New Business

Mailbox Replacement

Decision has been made to install new pedestal mailboxes inside the atrium as the post office no longer approves the current mailbox style.

They will be installed along the exterior of the pump room wall. The new units include lockers for larger items as well as outgoing mail slots. A shelf will be installed just above the mailboxes for UPS/Amazon/FedEx deliveries.

Rick McKeever along with Dennis Stevens will visit the post office to obtain approval and place the order for the new mailboxes, which are expected to cost approximately \$8,300 with a \$150 discount. (Complete)

Rick McKeever to Email PDF invoice for pedestal mailboxes to Susan for payment processing once approval is received. (Complete)

Susan to process payment for pedestal mailboxes upon receipt of invoice and confirmation of post office approval. (Complete)

(7) Open Quorum

The following are answers to some owner questions.

Some owners asked to be provided with an updated project plan including what work will be done and estimated dates.

Hand Sanitizers (2) will not be reinstalled at the Elevators.

Siding is a pre-painted siding in our Cobble Stone Color.

Entire building (front doors, balconies, elevators) will have new lights with yellow light bulbs installed.

(8) Adjourn

John motioned to close the meeting with a 2nd motion by Darcy. Meeting concluded 6:47pm. All in favor, Yes.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.

cok/12-11-2025