

## **Island Point Condominium Meeting Minutes:**

**DATE: Monday, June 23, 2025**

**TIME: 6:00 PM**

**PLACE: [644 Island Way Conference Room](#)**

**PURPOSE: To Conduct the Business of the Association**

### **Call Meeting to Order at 6:02 pm:**

1. Roll taken - Karel Rolli, President; Gordy Sherer, VP; Tina Petrakis, Director, Kimberly Sexton, Secretary, Scott Vinroy, Ameritech
2. Confirm meeting Agenda posted for review by 9 am on 6/23/2025
3. Approval of Previous Meeting Minutes for 5/27/25. Gordy motion to approve, Tina Seconded, Approved

### **Business to Discuss:**

1. Thank You to the volunteers who have worked to make the outside of the building beautiful again.
2. Treasurers' Report as of 5/30/2025 General operating 75,744.00 in money market reserves 308,208.00. We are currently 11,000.00 over in grounds maintenance and over 1500.00 in electric accounts.

### **OLD BUSINESS UPDATES TO DISCUSS**

4. The Board of Directors would like to thank the Volunteers for the flower planting and work with the outside of the building. The building and grounds look great
5. The Volunteers would like to thank Gordy (unit- unit 603) for 3 bags of potting soil donated at the beginning of their project.
6. Landscaping Sub Committee Report-from Tina Petrakis no report there next volunteer day is Wednesday morning to replant spider lilies, we need volunteers to come up with idea and organize the day for work.
7. Dock Committee Report- Update Expense/Income and Boat Slip Deposits- Kimberly and Gordy- change dock rents going forward- **UPDATE** Gordy to speak to Russell about fixing path to dock. 3 companies are coming to quote dock railings. Craig to look at a piece of decking and fix boards on walkway. Table the discussion on the sink. 405 has given up slip 5 and it is now available.

8. Benches were ordered on Friday 5/25-Dark Grey. Two weeks delivery- Update- **NOT SHIPPING UNTIL 7/8/25 Once arrived installation will be scheduled.**
9. Kayak Stand- Wilbert is doing a quote-need other quotes- decision tabled- There is one stand and room for a second one this is closed issue
10. Tabled to 6/23/25 Meeting- Meeting with Chris to determine damage from his tenant to other cars **update**
11. Specialized they did fix 302 and that issue is closed out for them. Scott is arranging for them to come to look at 308 and fix her window leaks. Her have leaked since pressure washing.
12. Dryer/venting- each unit that is included in the units having an issue has been sent an e-mail regarding the necessity of getting into their unit or sending us pictures so we can determine unit by unit who the offender is. Medic Air will be scheduled to do this service. Sending blast email regarding the dryer venting and getting photos of dry vent set up in the stacks that are questioning. Tabled until John returns from July.
13. Elevator Roof Replacement- Tabled until John returns
14. New Elevator Floor -Symbiotic is the color- \$2,900.00 is the total, has been installed in the elevators and the Board is getting a quote to do the lobby floor in the same pattern. Looks Awesome. Tabled for quote in July Meeting.
15. We have hired Tiny Turtles as our housekeeping service. Details from John as to start date and services we will have going forward.
16. Elevator key to be placed in lockbox for elevator room door.
17. Painting volunteer day to be coordinated by Gordy to include the back door and parking lot. Tabled to get paint quotes.
18. Sun Awning crank is locked in room 100. Board is willing to try putting it in the conference room in the corner by the cabinet to be accessible to the membership. It will have a red tag on it stating to return it.
19. If Spectrum is called for service, their new policy is that someone from the building needs to be there when the technician is there or they can't work on whatever the issue is. It will be a couple months before the part to cover the cable tower is in for installation.
20. Unit Owner in 207 cleaned the carpet area in front of his unit and first floor as well. Review getting a commercial cleaner that the building owns for cleaning carpet more frequently.

21. Karol to in charge of Wilbert to schedule for maintenance on the building.

### **New Business**

22. Unit 103 noted in an e-mail to the Board that the fire line pump closest to the ceiling on floor one needs repair as it is rusting in certain areas and leaking onto the carpet causing rust stains. She says it has been on the Board Minutes for about 2 years and there was nothing in the minutes about how it was fixed. Propose painting it to seal it will need to get a quote. Scott to get a quote on the painting of the pipe and merge it in with the Lowe's quote.
23. Mary (unit 103) would like to thank Wilbert for : Installing light bulbs in globe posts(they are all working), repairing the shower handle, and Fixing the rear pool gate.
  - a. Also unit 207 for power washing all of the lawn furniture and pool area as well as helping her with removing the dead rubber trees at the pool and moving in the new Florida friendly plants in these pots to proper locations for sunlight, hooking up the new green hose for sink at the pool: Thank you to unit 104 and 107 for their work for the bird wire : New No Smoking sign has been hung and ashtrays have been removed: Thanks unit 501 for assisting with the pool pump area and added shells; the plastic sink has been rehung. Instructions for how to use the pellet grill; and helping with the new plantings.
24. Look into Unit 201 Boat Issues and pay the tenant for the accounting items needed.UPDATE Scott to look into it and get his account fixed. This is past rental of a boat slip.
25. Lowe's Quote for Commercial Power Washing for \$2400 needs to be approved by the Board. Gordy made a motion to approve up to \$3,000.00 Tina Seconded, Approved.
26. Invoices that Scott needs to get approved by the Board or any business items he needs to have approved
27. Any items that need to be approved by the Board that are not included in the business at tonight's meeting- can be comments from the unit owners since the agenda was posted late

28. Sprinklers are still hitting windows and need adjustment. Russel is to come out this week and make the change.
29. Would like to have Russell remove the dead orleander plant by the pool  
Scott talk to Russell about this.
30. Scott to let the yellow building know that they cannot park on our side with their heavy equipment.
31. ISS Court date is 7/7/2025 at 8:30 am. He did plead not guilty and waived court appearance.
32. Who to call if unit owner needs to report repair:
- a. First: Call Ameritech and let them know your unit number and that Scott Vignery is your Account Manager and his phone number (at Ameritech) 727-726-8000. This is the first phone unit owners should call if they need something done or fixed. DO NOT CALL BOARD MEMBER at this point. There is an emergency number when you call after hours and you should receive a call back. If you have a Spectrum problem, you should call their emergency number, and they will call you back. Looks like the number to call is 833-267-6094 24/7.
  - b. For AC repair notify that they are coming 24 hours ahead so that code for the roof can be gotten for the service technician.
  - c. How many times does the pool cleaner come and Scott stated 3 times per week.
  - d. Manny volunteered to clean carpet on 7<sup>th</sup> floor and Tina will help with water for his cleaning.
33. After the next meeting on 7/28/25 there will be a handout of numbers to call. It will also be sent via blast e-mail.

Meeting Adjournment: The meeting was adjourned at 7:11 pm

Gordy made a motion to adjourn, Tina seconded Approved

NEXT MEETING IS JULY 28, 2025 IN THE CONFERENCE ROOM AT 6:00 pm