

**FIRST DRAFT**  
**Minutes**  
**Board of Director's Meeting**  
**650 Island Way Condominium Association, Inc.**  
**Annual Meeting**  
**Organizational Meeting (following Annual Meeting)**  
**March 5, 2025**

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**Call Meeting to Order**

The Meeting was held at the Clearwater Marine Aquarium and Via Zoom. Board Members present were: Darcy Wells, Elizabeth Eiselein, John DeFlumeri, Claire Koch and Joe Petrucci via Zoom. Incoming Director, Dennis Stevens also seated with current Board for a presentation regarding 650 Repair Status. Also, in attendance were Tim Hendrix, LCAM from Ameri-Tech Community Management Inc. along with several owners on site and via Zoom. Guests included David Fairbanks, Rick Hogan & John Smith from Velocity Services Group along with Jerry Bird from Strategic Claims Consultants. President, Darcy Wells set the meeting in motion at 6:03pm, 2<sup>nd</sup> motion John DeFlumeri, All in Favor.

**(1) Call to order.**

Yes

**(2) Appoint Chairperson of the Meeting**

Current Board of Directors

**(3) Proof of Notice of the Meeting**

Meeting Notice was sent out within time parameters via USPS, Email and posted on 650 Property.

**(4) Certifying of Proxies & Establish Quorum**

34 Proxies received and Quorum was met. 29 Proxies were required.

**(5) Approve Minutes of Last Members' Meeting**

The reading of Meeting Minutes from March 6, 2024 Members' Meeting were waived.

Motion 1 John DeFlumeri

Motion 2 Elizabeth Eiselein.

All in Favor Approved.

The Meeting Minutes from March 6, 2024 Members' Meeting were approved.

Motion 1 Claire Koch, Motion 2 John DeFlumeri. All in Favor Approved.

**(6) Candidates Have Read and Agree to Abide by Association Documents**

Yes

**(7) Reports of Officers and Committees**

Darcy Wells, President reflected back on the last year at 650.

Reflections included:

- < New Dock and Sea Wall completed in May 2024
- < Passing our Milestone Inspection
- < Passing our SIRS Report
- < 2025 Budget (No Increase in Fees)
- < Bank Change from Truist Bank to SouthState Bank
- < Post 2 Hurricanes, Signing Contracts with Velocity Services Group and Strategic Claims Consultant to immediately remediate damage and prep documents for submission to HOA Insurance.

**(8) Election of Directors - By Proclamation**

The number of candidates running for the Board did not exceed the current vacancies open on the board. Therefore, no election was held for 2025.

**(9) Unfinished Business**

650 Building

Presentation by Dennis Stevens on behalf of the Board

*"650 Island Way Condo Repairs, Efforts and Estimated Timeline"*

(Please be sure to view this informative presentation that can be found @ [650islandway.org](http://650islandway.org)). All information discussed is included in this presentation.

^ Goals

^ Costs

^ Options

^ Sources of Funds

^ Ameritech reaching out to banks. South State being considered.

Questions from the members included:

^ Loan Interest

^ Explore other Exterior options

^ Material increase 10% to 25% due to recent Executive Tariffs

^ Time Line

^ Permits

**(10) New Business**

a) Open Forum

b) Seating of board and naming of officers

Seating will take place in Organizational Meeting

**(11) Adjournment**

Darcy Wells motioned to close the meeting with a 2<sup>nd</sup> motion by John DeFlumeri. All in Favor Approved. Meeting concluded 7:11 pm.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.

## **Organizational Meeting (following Annual Meeting)**

Meeting called into Session by Tim Hendrix as our Chairperson at 7:15pm.

Darcy wells nominated **John DeFlumeri as President.**

Motion 1 – Elizabeth Eiselein

Motion 2 – Dennis Stevens

All in Favor.

John DeFlumeri nominated **Darcy Wells as Vice President**

Motion 1 – Elizabeth Eiselein

Motion 2 – Dennis Stevens

All in Favor.

**John DeFlumeri** nominated himself **as Treasurer**

Motion 1 – Darcy Wells

Motion 2 – Claire Koch

All in Favor.

John DeFlumeri nominated **Claire Koch as Secretary**

Motion 1 – Elizabeth Eiselein

Motion 2 – Dennis Stevens

All in Favor.

John DeFlumeri nominated **Elizabeth Eiselein Director**

Motion 1 – Claire Koch

Motion 2 – Dennis Stevens

All in Favor.

John DeFlumeri nominated **Dennis Stevens as Director**

Motion 1 – Elizabeth Eiselein

Motion 2 – Claire Koch

All in Favor

2025-2026 Board is set in place.

Thank you to Joe Petrucci for your past service on the Board.

Welcome to the Board Dennis Stevens.

Discussion among new board included:

- \* New Florida Statutes
- \* Required Board Classes within 90 days according to new Florida Statutes
- \* Communication among Board and Property Management Company
- \* Possible Building Task Force (Board Appointed, Agenda item next meeting)

Our next HOA Meeting is scheduled for Thursday – March 20, 2025. Our location is "TBD" and will be communicated once meeting space is reserved and confirmed.

Organizational Meeting ended at 7:41 pm.

Motion 1 Darcy Wells

Motion 2 Elizabeth Eiselein

All in Favor.

**Please Note:**

**These minutes are PENDING APPROVAL at our next scheduled meeting.**

/cok-3-7-2025