

DRAFT
Minutes
Board of Director's Meeting
650 Island Way Condominium Association, Inc.
March 20, 2025

Call Meeting to Order

The Meeting was held at the Clearwater Marine Aquarium and Via Zoom. Board Members present were: John DeFlumeri, Darcy Wells, Elizabeth Eiselein, Claire Koch and Dennis Stevens. Also, in attendance were Tim Hendrix, LCAM from Ameri-Tech Community Management Inc. along with several owners on site and via Zoom. President, John DeFlumeri set the meeting in motion at 6:05pm, 2nd motion provided by Claire Koch. All in favor, Yes.

(1) Roll taken and confirm quorum met

Yes

(2) Confirm meeting posted per requirement

Yes

Meeting notice was posted on property on both glass bulletin boards along with an email sent to all owners on Tuesday – March 18, 2025.

(3) Approval of Previous Minutes

The reading of the following Minutes was waived and the minutes were approved as follows:

January 28, 2025

Motion to approve by Darcy Wells, 2nd motion Elizabeth Eiselein.

(4) Treasurer's Report

Waived due to fact that previous month financials were not received by the Board in time for report.

Business to Discuss

(1) Building Repair Update

The update discussion was led by John DeFlumeri. He reviewed the following key points: An update on insurance claim was provided. Unfortunately, Citizen's has, to date paid out a minimal amount of total claim (approximately \$48K for repair/replacement of carports). Work is still underway and we have requested that the appraisal process begin in order to settle claim. At this time, when and how much our insurance company will eventually pay is not known yet, and the process could potentially drag out a year or more.

John reiterated and strongly stressed the urgency of completing our repair and rebuilding process, and why. (Further damage to our building from future

storms). This sense of urgency has led the Board to explore the viability of obtaining a loan in order to complete all building repairs in full.

John then shared with owners a number of possible scenarios, including "worst-case" financial scenarios, which include money needed from the Association and its Owners to meet the approval requirements of the bank, which will result in a special assessment as well as likely "add on" payments to re-pay the loan that will increase our normal monthly HOA fees, and the unlikely (but possible) scenario that no further payments are received from the Insurance company.

John then turned the floor over to board member Dennis Stevens, who provided an overview of the loan being requested and possible repayment scenarios as follows:

(2) Approval for a loan through South State Bank

Amount being sought: \$4.6M.

Board members John DeFlumeri and Dennis Stevens provided an overview of the loan details and outlined why the loan is necessary. Loan interest, loan principal and payment requirements were among the items discussed. Also discussed was the latest update from South State in which they will require the Association to provide a plan for securing \$1.1M in order to secure a loan amount of \$3.5M. The \$1.1M required by the Association will be raised via a special assessment of approximately \$19,300 per unit owner. Additionally, there may be a requirement for a monthly "add on" to current HOA fee to cover interest-only payments as necessary.

- Loan is a 10-year loan.

- First 24 months interest only to be paid.

- Month 25 Principal & Interest on \$ amount borrowed.

John stressed that the Board will continue to work on behalf of the Owner Body and will make every effort to increase the loan approval amount, as well as ensure we get the most favorable terms based on needs of the Association. Motion to approve obtaining a loan through South State Bank in order to move forward with building repairs as quickly as possible made by Darcy Wells, 2nd motion Dennis Stevens.

All in favor, Yes.

(3) Formation of Building Repair Committee / Task Force

The Board has determined it beneficial to form a task force to oversee repair planning, financial strategy, and execution in collaboration with Velocity (the contractor), SCI (the public adjuster for insurance claims), and Ameri-Tech (the property management company). The task force will adopt an agile, cross-functional approach, continuously setting and reassessing priorities,

funding options, and execution strategies to ensure repairs are completed cost-effectively before the 2025 storm season:

Name: 650 Hurricane Recovery Task Force

Task Force Members:

Dennis Stevens, Chair and Board Liaison

Linda Rew

Josh Constable

Rick McKeever

Motion to approve Task Force made by Elizabeth Eiselein, 2nd motion by John DeFlumeri. All in favor, Yes.

Adjournment

Our next HOA Meeting will be scheduled with a date, time and location "TBD" and will be communicated once all is reserved and confirmed. John DeFlumeri motioned to close the meeting with a 2nd motion by Elizabeth Eiselein. Meeting concluded 7:27 pm. All in favor, Yes.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.