

FIRST DRAFT
Minutes
Board of Director's Meeting
650 Island Way Condominium Association, Inc.
January 28, 2025

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 De Flumeri, Claire Koch and Joe Petrucci via Zoom. Also, in attendance were Tim Hendrix, LCAM from Ameri-Tech Community Management Inc. along with several owners on site and via Zoom. Guests included Rick Hogan & John Smith from Velocity Services Group along with Aaron Engel from Strategic Claims Consultants. President, Darcy Wells set the meeting in motion, 2nd motion provided by Elizabeth Eiselein.

(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 Saturday – January 25, 2025.

(3) Approval of Previous Minutes

Minutes of the following meetings were approved as follows:

October 18, 2024

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

October 23, 2024

Motion to approve by Darcy Wells, 2nd motion John DeFlumeri

October 31, 2024

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

December 12, 2024

Motion to approve by John DeFlumeri, 2nd motion Darcy Wells

(4) Treasurer's Report

Total Revenue = \$38,732.20

Expenses = \$34,882.29

Net Income = \$3,849.91

As of last financials, 4 Owners were in arrears. 3 of the 4 have been cleared. One owner is still in arrears.

2 CDs were renewed.

Business to Discuss

(1) Building Repair

Many questions were asked by Owners, and many responses were provided by Rick Hogan, John Smith, Aaron Engel and the Board.

Summary as follows:

We were reminded we had 2 back-to-back natural disasters requiring us to act quickly in the best interest of 650 to mitigate damage and start temporary repairs and to begin the work for the insurance claim.

Signed contracts for Velocity Services Group and Strategic Claims Consultants can be found at our website: 650islandway.org.

Our Complete Insurance Package was submitted to Citizens.

Waiting on response from our HOA Insurance Company - Citizens.

Velocity securing estimates for work upon approval from Citizens.

Package includes repairs to: siding, roof, soffits, carports, etc.

\$4.7million dollars in total submitted in the package.

Our entire building requires scaffolding for the repairs.

All repairs and rebuilds will be required to be brought up to code and insurance carrier does not pay for current code upgrades.

8th Floor residents can remain in their units when roof is repaired, as it will be done so in sections.

Repairs will start with the 8-stack.

We must wait on Insurance to begin repairs. Not doing so could put us in a potential lawsuit with Citizens and/or put our package in jeopardy.

Rick Hogan asked Owners who want us to start repairs prior to a response from insurance, "To let Velocity do their job for us."

All documentation has been submitted for City of Clearwater Permits, waiting on City to issue those permits.

Carports are insured.

An owner inquired if we could look into additional carport roofing.

Underlayment for siding will be replaced, start from scratch on siding.

At this time we have no definite information about an assessment.

Owners in the 8-stack let the Board & Velocity know how cold it was sitting in those units without insulation or walls and their concern for summer heat and their air- conditioners running non-stop. In light of those concerns,

Velocity will place insulation and heavy-duty plastic on those walls where drywall was removed to provide support for heat & air for the 8 stack units. This week measurements were taken, and temporary work should begin the week of February 3, 2025.

(2) Elevator Maintenance

Investigate replacing Right Way.

Contracted September 1, 2021, then it auto-renewed for 3 years.

Renewal expires September 1, 2025.

60-day notice, send term notice (suggestion prior to June 1, 2025).

Right Way did elevator modification.

New Maintenance Contract needs to go out to bid, Right Way can bid.

We have a 60 day "Cure" clause that a repair issue must be resolved, or we can terminate if not repaired within those 60 days.

(3) Annual Meeting Reminder

Annual Meeting is scheduled for Tuesday – March 5, 2025.

Location TBD.

No Election will be held.

An Agenda Packet will be mailed prior to meeting.

5 Nominations were received by deadline for 5 Board Seats, which are: President, Vice-President, Treasurer, Secretary, Director.

Nominated are: Darcy Wells, Elizabeth Eiselein, Claire Koch, John DeFlumeri, and Dennis Stevens.

Unit Owner Concerns

White Pedestal Lights on dock working/not working.

Globe Lights from deck staircase to dock not working.

North Elevator floor mat is nasty. (Taken care of.)

Color of lights in Elevator.

Color of lights on dock.

Adjournment

Our next HOA Meeting is scheduled for Tuesday – March 5, 2025. Our location is "TBD" and will be communicated once meeting space is reserved and confirmed. Darcy Wells motioned to close the meeting with a 2nd motion by Claire Koch. Meeting concluded 7:24 pm.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.