

FIRST DRAFT
Minutes
Board of Director's Meeting
Town Hall
650 Island Way Condominium Association, Inc.
July 30, 2025

(1) Call 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. Also, in attendance were David Fedash, LCAM from Ameri-Tech Community Management Inc. along with several owners on site and via Zoom. Also, on-site, Rick Hogan & John Smith from Velocity joined the meeting. On Zoom, Brandon Stewmon & Andrew J McCurdy of Impact Windows & Doors, Carter Graham & Adam Hulsebusch for Stonebrook, (Roof & Siding Vendor) also joined the call. President, John DeFlumeri set the meeting in motion at 6:03pm, 2nd motion provided by Claire Koch, Secretary. All in favor, Yes.

(2) Proof of Notice of Meeting.

Yes, Notice was sent via USPS along with updated Rules & Regulations. Meeting notice was also posted on property on both glass bulletin boards along with an email sent to all owners. All notice requirements were met.

(3) Approval of Previous Minutes

Approve & waive reading of the following Minutes

May 21, 2025

June 26, 2025

1st motion – Claire Koch, 2nd motion – Darcy Wells to waive reading and approve minutes, all in favor, Yes.

(4) Construction Project

a. Town Hall –

- * Velocity Team Construction
Rick Hogan & John Smith
- * Impact Ready (Windows & Doors)
Brandon Stewmon & Andrew J McCurdy
- * Stonebrook (Roof & Siding)
Carter Graham & Adam Hulsebusch
- * PA (Public Adjusters) SCC- Strategic Claims Consultants
(Not in attendance)

Project Timeline as of July 30, 2025 was presented to everyone in Attendance, along with Timeline being emailed to ALL 650 Residents and posted to our 650islandway.org website next day following the meeting.

SUMMARY:

John DeFlumeri introduced Dennis Stevens as the Board Lead for the construction project.

Storm Damage Repair Progress Update

Dennis Stevens presented the Project Timeline and provided an update on the progress of repairs following storm damage, noting that financing, engineering studies, and material orders were completed, with final affidavits executed to address fraud concerns and ensure payment to vendors. They clarified that while crews are ready, obtaining permits from the city could take up to two days, with the engineering report delays contributing to the timeline. Key vendors were introduced, and decisions will be made regarding fire-rated windows, with some recently replaced windows needing replacement due to code violations. Code will be confirmed with the City of Clearwater that fire-rated windows will be required on floors 3 through 7, the 2-stack and 7-stack. The purchase and installation of these fire-rated windows will become the responsibility of the 650 Homeowners Association.

The parking structures (carports) decision remains pending, awaiting engineering and city input.

Window Installation Project Planning

The team discussed the upcoming window installation project, with materials expected to arrive around August 11th in multiple phases. Brandon confirmed they will start with ground floor units 107-104-103 and 102, working from east to west, and will publish a detailed schedule two weeks before work begins. The team also addressed concerns about shutter electricity, noting that while the shutters are currently down, the wires will remain until the windows are installed, at which point an electrician will terminate the power inside each unit.

Window Replacement Project Timeline

The meeting discussed the upcoming window replacement project, with Velocity confirming that scaffolding would be installed in the next two weeks for the south and west ends of the building, while the north and east ends would not require scaffolding. The sequence of work was established as scaffolding, windows, Hardie board, and then roof, with the roof replacement scheduled to begin around 10/15. An Owner asked Velocity to explain the Soffit & Fascia as it relates to the roof on the building, where it was located.

Seven units still need to replace their windows, with a deadline of July next year, and the Board of Directors noted that failure to comply could result in boarding up the windows and pursuing legal remedies. An Owner expressed their concern regarding not everyone getting new windows at this time. The Board of Directors explained updated Rule 46 in our Rules and Regulations. New windows after the repairs of the building are complete will have to abide by permits, inspections, construction company, window vendor and possible engineering reports to be sure all plywood, Tyvek, screws, Hardie Plank are installed according to City of Clearwater Code. It will be a more expensive task that needs to be completed by July 2026.

At this time, John DeFlumeri recommended Impact Ready Windows and Doors be the preferred vendor for any future window work.

Building Demolition and Reconstruction Plan

Velocity discussed the upcoming demolition and rebuilding project, focusing on the east and north walls of the building. They plan to start demolition once permits are obtained, with the east wall being a priority for the next 2-3 weeks to ensure it's dried in before interior rebuilding begins on August 22. The team confirmed they will use 3/4-inch plywood as specified by the engineer's report, which Carter explained was required for wind ratings and building height. Velocity also detailed their plan to use double underlayment and tape all windows for proper drying and protection. 6.25" Painted Hardie Plank is being installed in accordance with the engineering report.

Building Renovation Safety Standards

It was explained that third-party engineers often overdesign components like fasteners and plywood thickness to ensure structural integrity. Velocity clarified that not all building faces need new plywood, as only affected areas will be replaced. An Owner raised concerns about window replacements potentially damaging Hardie board and underlayment, but The Board of Directors assured that contractors must follow strict codes, including engineering specifications, permits, and inspections. Brandon confirmed that while minimal drywall damage is expected during sliding door replacements, any damage would be repaired, with owners responsible for painting. An Owner expressed concerns about window replacement liability and costs, but The Board of Directors clarified that contractors would be responsible for proper installation and inspections, ensuring building safety.

8-Stack Building Repairs Timeline

The team discussed the timeline for interior repairs at the 8-stack building, aiming to start by August 22nd with completion targeted for September 12th. They reviewed plans for stucco work, which will begin in August with a 30-day curing period, and addressed Spalding issues requiring additional engineering and inspection. The south wall project is scheduled to begin after Labor Day, pool closure after Labor Day with scaffolding potentially going up before then, while Brandon will coordinate with homeowners regarding window and slider installations arriving in different weeks.

Construction Project Communication Plan

The meeting discussed ongoing construction work at a property with a mix of owners and renters. Velocity and Carter addressed concerns about communication with owners and tenants, emphasizing the need to keep everyone informed about construction activities and safety measures. The team outlined a schedule for stucco, fascia, and roof work, with a target completion date of the end of the year. They also discussed construction hours, potential weekend work due to hurricane season, and the importance of protecting tenants' belongings during the project (Email sent to ALL Residents on July 31, 2025 regarding, work hours, parking, patience, securing belongings). An Owner asked if most communication especially emails can be sent to both Owners and Renters, yes, we will continue to do so.

Window Installation and Maintenance Updates

The meeting focused on window installation timelines and building maintenance issues. Brandon estimated that window installations would take about half a day for front windows and 1.5 days for sliders per unit, while Velocity confirmed that a published schedule for window replacements would be available on our website and via email within a week. An Owner raised concerns about water pooling in the building and the condition of the sidewalk, which John DeFlumeri acknowledged as a settlement issue that would require proper repair rather than just painting. John will work with Velocity to inspect, discuss alternative repair processes. Another Owner asked if we would be extending the roof line because of water on the north walkways after rain. The roof line will remain the same and not extended.

Engineering Reports and Insurance Updates

The meeting focused on updates regarding the engineering reports and communication with the insurance carrier. An Owner asked the status of any other funds received from Insurance carrier. John DeFlumeri and Velocity explained that the final engineering reports are expected by the end of the week, with a supplemental report to follow, aiming for a decision by the end of next week.

They emphasized that while the carrier is aware of the storm damage and supporting evidence, no concrete amount has been agreed upon yet.

Velocity, Stonebrook reminded attendees to be cautious around the construction site, highlighting the importance of following safety signs and avoiding restricted areas as work progresses.

Recap, Highlights, Action Items

- Velocity: Walk the executed affidavit to the city commissioner tomorrow to secure the permit.
- Velocity: Move the Velocity box truck to the other curb tomorrow and put cones around it to open up the front entrance.
- Brandon: Provide a window installation schedule by mid-next week.
- AmeriTech: Create door hangers for the window installation schedule.
- Brandon: Look into adding unit 304 to the window order as a supplemental.
- Brandon: Start work on the ground floor units around the week of the 11th when materials arrive.
- Velocity: Select and finalize the stucco contractor by the end of the week.
- Brandon: Communicate window and sliding door installation schedules to homeowners.
- Stonebrook: Coordinate with Impact Ready on shutter removal timing as windows arrive.
- Stonebrook: Prepare for roof work to begin around October 15th after soffit and fascia work is completed.
- Velocity: Start interior rebuild of the 8-stack by August 22nd.
- Velocity / Stonebrook: Implement double underlayment on the east end.
- Stonebrook: Install 3/4-inch plywood on the east side per engineer specifications.
- Velocity: Schedule an electrician to terminate the electrical connections for powered shutters.
- Velocity: Coordinate with Impact Ready regarding shutter removal timing on the west side.
- Board of Directors & AmeriTech: Communicate with the 7 remaining unit owners who haven't ordered hurricane impact windows about the July next year deadline and increased costs of doing it later.
- Ameri-Tech & Impact Ready: Potentially issue refunds to owners who paid for windows that will be covered as community property.
- Ameri-Tech & Board of Directors: Publish the construction schedule next week.
- Dennis Stevens & Velocity: Coordinate with the city regarding potential engineering requirements for Spalding repairs.
- Ameri-Tech: Post updated project schedule on the website by tomorrow.
- Board of Directors: Send e-blast to owners and renters with updated project plan and construction information.

- John DeFlumeri & Velocity: Address sidewalk repair and painting concerns raised by Jan (between unit 106 & 107).
- Dennis Stevens: Confirm fire-rated window code with the City of Clearwater and confirm next steps.
- Homeowners: Remove pictures and items from exterior walls during construction.
- Homeowners: Cover or move patio furniture during construction work.
- Homeowners: Communicate construction updates to their tenants.
- Public adjusters: Provide the final report including the Trellis report to the board by the end of next week.
- Velocity, Impact Ready, Stonebrook/construction team: Set up safety measures including cones, warning signs, and overhead protection at entrances.

(5) Open Forum for other owner concerns.

Please see discussions, questions, etc. in Summary.

(6) Adjournment

John DeFlumeri motioned to close the meeting with a 2nd motion by Elizabeth Eiselein. Meeting concluded 7:19pm. All in favor, Yes.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.