

**FIRST DRAFT**  
**Minutes**  
**Special Board of Director's Meeting**  
**650 Island Way Condominium Association, Inc.**  
**June 26, 2025**

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**(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 (on Zoom). Also, in attendance were Tim Hendrix, LCAM from Ameri-Tech Community Management Inc. along with several owners on site and via Zoom. Also, via Zoom, Rick Hogan & John Smith from Velocity joined the meeting along with Andrew McCurdy of Impact Windows & Doors. President, John DeFlumeri set the meeting in motion at 6:05pm, 2<sup>nd</sup> motion provided by Darcy Wells, Vice President. 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) Review and discussion of updated Rules & Regulations for 650 Island Way Condominium.**

Please see Presentation that was reviewed during meeting which summarized the latest project timeline and also provided informative detail regarding the Update to Rules and Regulations.

Engineering (fenestration) study and inspections were completed on June 26, 2025. All units were accessed and inspected (with owner or owner representative approval and coordination).

Window orders being finalized, with a few orders being added. All will be reconciled accordingly.

Results and updates regarding engineering study and window/door orders will be communicated to owners as appropriate within the next 2 weeks.

Further discussion is required regarding 12 windows in the 02 and 07 stacks that are required to be fire rated. Need to confirm if impact windows are accepted, or if windows need to be specifically fire rated in order to meet county fire code.

**(4) Board vote for approval of amended Rules and Regulations.**

**VOTE REQUIRED:**

Per Florida Statute 718.113(5) the Association hereby requires all unit owners to install hurricane compliant protection by July 1, 2026. As a result of this updated statute, the Board has updated the 650 Island way Rules and Regulations as follows:

- Rule 46: Window Replacement and Hurricane Protection Policy
- Rule 3: Duty to Maintain
- Rule 7: Draperies
- Rule 21: Alteration of Common Elements
- Rule 51: Alterations

Dennis Stevens, Director made the motion to accept the updated Rules as of June 2025, 650 Island Way Rules and Regulations.

John DeFlumeri – YES to accept

Darcy Wells – YES to accept

Dennis Stevens – YES to accept

Elizabeth Eiselein – YES to accept

Claire Koch – YES to accept

All in Favor – YES

Next Board Meeting will be a Town Hall Meeting to Review Budget & Repair Project Schedule. Meeting set for Wednesday – July 30, 2025 at 6:00 pm. Velocity Team and Others will be invited to answer questions and provide updates. Location will be Ameritech Offices as Clearwater Marine Aquarium is not available.

**(5) Open Forum for other owner concerns.**

An Owner asked for her door & window invoice to be corrected.

Andrew McCurdy of Impact Window and Doors will get it corrected.

An owner asked if the 2 walkway windows also need to be replaced with impact windows. Answer-Yes.

An Owner asked about current non-covered spots between carports and can they be covered when repaired.

Andrew McCurdy advised they will look at reconfiguration and engineering to advise repair. David Fedash of Ameritech to look into if it is or is not a material change to existing structure.

An Owner requested paperwork from Ameritech regarding qualifying for assessment assistance through their condo insurance company. Tim suggested to email Tim Hendrix, Karen Cochran, or David Fedash, as they have guided and assisted other 650 homeowners with the paperwork.

An Owner informed the group that they were able to claim the dock replacement assessment at this time as they had a 7-year window to do so, per their policy.

An Owner inquired about the parking spaces that will be temporarily unavailable due to construction traffic, material delivery and staging area for the Project. It was suggested that owners who are here part-time and/or are not using their assigned space offer those spaces to full time residents. Parking space sharing should be coordinated directly between residents.

John DeFlumeri stated that 22 spaces will be unavailable during construction. John has worked with the HOA President of the 610 Building who has offered us 3 Guest Parking spaces on their property to assist us while under construction.

An Owner asked about an update from our Insurance Carrier. Dennis Stevens explained we have a strong PA (Public Adjuster) Team working on our Claim. We have had two independent Engineering studies to inspect our Siding, Roof and our fenestration systems all to support our claim. Next step would be to go to Appraisal. The appraisal process is typically used for property damage claims and is a form of alternative dispute resolution, offering a potentially faster and less expensive alternative to litigation.

An Owner asked if we had a timeline for drywall of the interiors of the 8-stack. Velocity explained that equipment should be delivered over the next 2 weeks (July 4-11 approximate) and at that time they would use that equipment to again inspect the roof. When repairs begin on the East Wall, they will repair bottom up with the Hardie Plank. No work on the interiors can begin until the exterior of the East Wall is secure with no water intrusion to include the roof. Hopefully by mid to end of August, the Team hopes to start

the drywall repairs. Velocity should have a better timeline by the next meeting which will be a Town Hall on July 30, 2025.

As our Property Manager Tim Hendrix is retiring June 30, 2025, The Board presented him with a small retirement gift and thanked him for all of his work and partnership through the years in support of our property.

**(6) Adjournment**

John DeFlumeri motioned to close the meeting with a 2<sup>nd</sup> motion by Elizabeth Eiselein. Meeting concluded 6:56pm. All in favor, Yes.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.

cok/06-30-2025