

FIRST DRAFT
Minutes
Board of Director's Meeting
650 Island Way Condominium Association, Inc.
October 21, 2025

Call Meeting 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, Claire Koch and Darcy Wells. Also, in was Susan Ables from Ameri-Tech Community Management Inc. Guest Speakers included Rick Hogan & John Smith from Velocity and Brandon Stewmon. Several owners joined on site and via Zoom. Vice President, Darcy Wells set the meeting in motion at 6:04pm, 2nd motion provided by Elizabeth Eiselein. All in favor, Yes.

(1) Establish Quorum – Call to Order

Yes

All 5 Board Members listed above are present.

(2) Proof of Notice of Meeting

Yes

Meeting notice was also posted on property on both glass bulletin boards along with an email sent to all owners. All time requirements were met for this meeting.

(3) Disposal of Minutes

7/30/2025

Motion to waive reading of 7/30/2025 minutes and to approve these minutes. 1st motion by John, 2nd motion by Claire. All in favor, Yes.

Property Manager Update

David Fedash announced his retirement by end of October and Darcy introduced Susan Ables as our new Property Manager.

(4) Officer's Reports

Treasurer - John / President & Treasurer

August 2025 & September 2025

AUGUST Highlights:

- General Ledger reviews continue on a regular basis with adjustments and reallocation of funds to correct accounts.
- Vendors continue to be slow in submitting invoices.

- Elevator expenses being reviewed with the newly assigned Territory Manager of Rightway Elevator Service.
- Payments to Velocity and Impact Ready are paid via "Progress Payments" for control purposes. These checks are personally signed by our Association President – John or our Vice President – Darcy.
- Ameri-Tech is performing continuous improvements with our bookkeeping and accounting and are very patient and cooperative with us during this chaotic period.
- All owners are reminded to become familiar with our Association website, where all owner and resident information is posted. A "Contact Form" is also posted on this website if you have any additional questions. (650islandway.org).

SEPTEMBER Highlights:

- September income statement shows a gain.
- No elevator repair invoices were received or paid.
- There are 2 delinquent homeowner accounts. Accounts are with our Attorney for review and resolution.
- Miscoding of "Maint/Contract Labor and Building Maintenance & Repair will be re-allocated.
- Interest was paid on our Construction Loan.

(5) Manager's Report

Nothing to report at this time as Sue was just introduced to 650 Island Way.

(6) Old Business

Darcy spoke regarding our current Insurance Claim with Citizens.

Citizens is requesting additional information and documents.

Darcy is working with Velocity, Strategic Claim Consultants and Ameri-Tech to provide additional information for our supplemental claim as soon as possible. SCC will submit all documents requested.

(7) New Business

(A) Building Repair Update & Next Steps

(B) Window Installation Update

- Dennis provided an Update.
Please review the Presentation for information along with some additional notes below:
(Presentation posted on 650islandway.org)
- After November, all windows on East Wall will be new.
(208 & 408) should be installed by end of November.
- At this time, drywall will not be completed in 408 & the lower floors until 208 & 408 windows are replaced.
- New siding is not being replaced on the Nook Window Wall until all windows are replaced.

- 2 sets of breezeway windows are available thru Impact Ready (Update: emails sent to homeowners regarding Windows available for purchase by Darcy.)
- Fire Windows
 - No timeline
 - Working to confirm Fire Windows meet code and must be installed. If the City requires the upgraded windows the cost is the Association responsibility – otherwise it will remain the responsibility of the Condo Owner.
 - Fire Windows - The 02 & 07 stack, floors 3-8
 - If you paid for a regular window, and will be getting a fire window, your payment will be move to your March 1, 2026 assessment payment.

MOTION from John to please get our attorney's involved with the Fire Window project to help with the investigation and confirmation of their use and decision if required by Code and purchase.

2nd Motion – Dennis

Yes – in favor, John, Dennis, Lizz, Claire

No – not in favor, Darcy

- At end of our project, all East & West windows will be new.
- Remember our insurance with Citizens does not pay for Code upgrades.
- Current carports are not repairable and are not up to Code.

(C) Review 2026 Budget Process

- There will be a Budget Adoption Meeting scheduled for Tuesday – November 18, 2025. Location & Time to be confirmed.
- Budget must be passed by December 1, 2025.
- Any new fees, etc. communicated to owners and in place by January 1, 2026.

(8) Open Forum

- Owner requested we talk with Velocity regarding drinks being poured in hedges, Food in the dog walking area, and around the property inviting crows, etc.
Dennis will again address the issue with Velocity.
- Owner asked about a Golf Cart parked on property being classified as a RV and not permitted on property per our Rules & Regulations. Also, no tags, plate which is also against our Rules and Regulations.
Motion set by Darcy for Ameri-Tech to send a letter to the Condo Owner, Golf Cart Owner.
2nd Motion – Lizz
All in Favor – YES
(Update: Letter sent.)
- Many owners discussed being able to claim a portion of the assessment through their own insurance companies. They were

directed to our website or to reach out to Ameri-Tech if they are needing assistance with documents.

Adjournment

John motioned to close the meeting with a 2nd motion by Darcy. Meeting concluded 7:23pm. All in favor, Yes.

There will be a Budget Adoption Meeting scheduled for Tuesday – November 18, 2025. Location & Time to be confirmed.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.

cok/10-25-2025