

Island Point Condominium Board of Directors

DATE: **MONDAY OCTOBER 27, 2025**
TIME: **6:00 PM**
PLACE: **Conference Room at 644 Island Way, Clearwater, FL 33767**

PURPOSE: To conduct the Business of the Association as documented below:

1. Call to Order
2. Roll Call/Confirmation of a Board quorum
3. Confirm Notice Provided by date and time
4. Approval of prior meeting minutes by date: 9/22/25

Reports

5. President's Report
 - a. Announcements
 - b. Correspondence
6. Vice President's Report (None)
7. Treasurer's Report
 - a. Status of two (2) Delinquent Owners
 - i. Past Due Date and Amount Owed
 - ii. Attorney Issued 45 day demand letter
 - iii. Set Date for Lien filing (45 days from letter)
 - b. Association Budget Update
 - c. Line by Line review, comments, recommendations
8. Director's Report
 - a. Landscaping Committee Report (Director is chairperson)
 - b. UPDATE:
 - i. Any Russell Landscape Group Comments or Updates
 - ii. sprinkler dead zones in front, require adjustment or new heads
 - c. UPDATE:
 - i. Units 106 – 108 Vegetation over one (1) story line to be trimmed
 - ii. acknowledgement or responses
 - iii. how did Ameri-Tech notify (reference billing)
 - iv. schedule Russell to trim, cut or remove as needed
 - d. Grounds and landscaping continue to look great, Thank You volunteers.
9. Secretary's Report
 - a. Dock Committee Report (Secretary is chairperson)
 - b. Broken/Rusted Railing: Discussion/Action on Replacement
 - c. Deck Repair: Holes from prior electric pedestals need to be repaired
 - i. UPDATE: Slip # 9 response/action required; formal notice
 - ii. UPDATE: Railing estimates/Funding Source
10. Manager's Report
 - a. Update/Announcements

New Business

11. Approval of 2026 Monthly Condominium Dues:
 - a. Operating and Reserve Budget set at September's Meeting
 - i. Discussion: The budget is slightly higher due to service cost increases,
 - ii. does the Association anticipate potential savings, or round last year's
 - iii. monthly dues up to the next dollar for even bookkeeping (the overage is less than \$ 12 per owner}.
12. December 2026 Assessment
 - a. Board discussions in August and September during budget process
 - i. Required for 1st Floor pipe repairs and Reserve Fund increase (inflation)
 - ii. Due December 2026
 - iii. Set Assessment amount and discuss formal notice
13. Carport Addition/Expansion
 - a. City will issue a permit to expand existing carport with parking spaces as-is (grandfathered in).
 - b. Discussion on material use: match existing steel or permit aluminum
 - c. Discussion on funding and maintenance: owners of uncovered spaces pay for addition,
 - d. Association retains maintenance on all carports as common property
 - e. None of the carports are/will be covered by insurance.
14. 1st Floor Water and Sewer Project
 - a. It appears the Association can place a liner through the horizontal sewer pipe under the first-floor cement slab. This provides a 10 year warranty.
 - b. The water main runs from room 100 to each owner closet on the first floor, also under the slab.
 - c. The vertical water pipe from floor 1 to 7 appears to already have been replaced at some point.
 - d. The metal water pipe is corroded.
 - e. The firehose water pipe already broke under the slab with a replacement pipe run along the hallway ceiling.
 - f. The remaining life of the water main is unknown but limited.
 - i. Discussion: Does the Association line the sewer pipe and raise the water pipe to the ceiling of the first floor (with fire standpipe), or open the cement floor to replace both ? A project manager or consultant will add to the expense, but is required due to prior board discussions.
 1. Which companies service this issue ?
 2. Where do we start ?
15. Delinquent Owner Protocols
 - a. Manager to notify BOD after 30 Days, initiate contact
 - b. Attorney to issue 45 Day letter by day 60
 - c. Discussion on including common area restrictions, per FSS
 - d. Lien filed on day 105
 - e. Initiate Notice of Intent to Foreclose immediately upon Lien filing

- f. Foreclosure lawsuit to commence auction sale
 - g. Notices to include attorney fees, filing and hearing fees to be paid by the delinquent owner, along with applicable late and finance fees
 - i. Discussion need for a Delinquency fund in the Operating Budget to cover monthly non-payment by owners
16. Recycling Program
- a. An owner needs to coordinate the return of the recycling bins to continue the program. Containers cannot be left in the circle until Wednesday
17. Rental Cap
- a. Discussion/Confirmation the maximum number of rentals has been reached
18. Cameras
- a. Discussion on what is needed to replace/install cameras in both elevators

Old Business

19. Cleaning Services
- a. Tidy Turtles
 - i. Dumpster issues: must be taken out 3 days a week
 - ii. Recurring problems with returning the dumpster
 - iii. Utilizing maintenance man to assist
 - iv. Performance discussion/input
20. Drone Video of Building
- a. UPDATE: Completed, available date
21. Pressure Washing Elevator Tower and Painting 1st Floor riser pipe
- a. UPDATE: Status
22. Life Safety – Fire Alarm Sirens
- a. UPDATE: Sirens cannot be added.
 - i. Panel is out of date, a full replacement will be required at End Of Life.
 - ii. The new panel will require individual notification alarms in each unit.
 - iii. Discussion of requirement of substantial increases to the Life Safety reserve (not included in 2026 Assessment). Potential to integrate with WiFi wireless access point (WAP) equipment on each floor each floor for Fire Alarm, future water metering.
 - iv. Discussion of Building 400 sprinkler installation
23. Property Management Search
- a. UPDATE: date/time of two (2) scheduled meetings with perspective management companies (November)
24. Owner Comments or agenda items for next meeting
25. Adjournment