

Islandia I Board Meeting 2-15-2007

Attending: Tom Gilson, Mick Mullen, Bert McConnell, Roy Montana,
Jack Neville, Dave Bigler

Tom Gilson called the meeting to order at 2:00 PM

Tom opened the meeting and stated that the purpose of this meeting was to conduct a working session with the board to inform everyone of the progress on various projects. As such the minutes will reflect the general content of the discussion and decisions made. If you have any questions, please contact one of the board members listed in the contacts at the bottom of this page.

Circuit Breakers: Steve Marshall was the lowest bidder for replacing the circuit breakers on each floor. These circuit breakers are being replaced because they have been determined to be a safety issue for the building. This work will begin in about six weeks, the lead time required for the equipment. There will be short intermittent power outages to the building during this time. The office will inform residents in advance of these outages.

Cooling Tower: A new stainless steel cooling tower will be shipped on February 20, 2007 and will be placed in the parking lot until installation. Installation is dependent on scheduling a crane to lift it to the roof. Rather than wait until the middle of April it was decided install it as soon as a crane is available which could be as early as March 15. This would move the planned installation up by one month. During the installation which could take one week, the A/C in the building will be shut off.

We currently have two pumps on the roof for circulating the water for the system; one is a 20 hp pump, the other a 50 hp pump. The 50 hp pump is too large for the system and causes a great deal of noise in the pipes during its operation. Because of this noise, we have only used the 50 hp pump when the other had to be serviced. We have arranged for an additional 20 hp pump to be installed at the same time the cooling tower is replaced at a reduced price, and will keep the 50 hp pump as back up. This will allow us to switch between the two 20 hp pumps on a regular schedule consistent with the way the system was designed, giving both a longer life expectancy.

We have been advised to add venting to the roof while some repairs are done. The cost of the venting, which is needed to allow the roof the breath properly, is \$2500, and the roof repairs will be \$3,000.

Driveway Repaving/Resurfacing: Because of excessive cost to resurface the parking lot without an acceptable solution to the flooding situation, it has been decided to repair needed sections and reseal and re-line the parking lot during the summer months.

Concrete Restoration (West Side): Bids are still being obtained for this work.

Deck on Roof: The penthouse owners (20th floor) of Islandia I have voiced an interest in rebuilding a deck on the roof for their exclusive use. Their case has been considered valid because they are paying a surcharge above other units of the same type for certain considerations, among them the deck which is in our condominium by-laws.

In addition to the cost entailed in replacing the deck with a fence to keep people off other sections of the roof, we are also analyzing specific building regulations that must be applied to such a structure. The deck and fence must be built to be hurricane resistant and there is a concern regarding whether this anchoring could impact our roof warrantee. This is currently being investigated, and based the findings the board will re-evaluate the decision to construct the deck and fence, and other alternatives.

Table Refinishing: Roy Ziegler is about half way through the refinishing of all the tables in the social room and they are coming out beautifully.

Elevator Electronics: We are currently getting bids for wiring the elevators to include cameras to deter vandalism in the elevators. Shindler, our elevator service company, is being approached to include the necessary wiring. A wireless solution will be looked into as well. Replacement of the entire electronics to reduce elevator down time will shortly be put out for bid and is targeted for the 2008 budget cycle.

Committees: Several committees (Listed below) have been staffed by owners of Islandia I and have a contact point on the board as listed below:

Committee	Board Member (Chairman)
Long Range Planning	Dave Bigler (Jim Blakely)
Insurance	TBD (Colin Dean)
Decorating	Tom Gilson (Marge McConnell)
Hurricane/Emergency	Tom Gilson (Jack Schwander)
Financial	Bert McConnell (Nancy Vallejo)
Personnel	Jack Neville

Librarian: We need someone to volunteer to be the librarian for determining which books should be stocked on the unit in the social room. Any one interested should contact Tom Gilson on 772-229-1204.

Hurricane Emergency Committee: Jack Schwander requested that the hurricane preparedness brochure be updated and sent out with the next quarterly billing.

Financial: The auditor has the books for the year and will report back to the board in March and along with the usual audit report will provide an assessment of sources and uses of funds at a macro level.

The meeting was adjourned at 4:15 pm.

Submitted by:

Bert E. McConnell
Secretary/Treasurer, Islandia I Board of Directors

Islandia I Board of Directors Contact Information:

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