

## **Islandia I Board Meeting 3-8-2007**

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

Tom Gilson called the meeting to order at 1:30 PM

Tom opened the meeting and stated that the purpose of the 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.

### **Elevators**

Jack Ennis, a private consultant with 47 years of experience in the elevator industry (the majority of it with Westinghouse), addressed the board about the condition of the Islandia I elevators and made a proposal for a full analysis. Based on his initial assessment he stated unequivocally that the elevators are not being maintained properly by Schindler, in fact the log shows the last maintenance activity in 1999. It is a state requirement to maintain this log. The discussion with Jack Ennis was very enlightening regarding what we should be looking for in bids from companies to modernize the elevators, such as no proprietary equipment, maintenance with specific requirements, service levels of response, etc. Jack Ennis has been contracted to complete an assessment of the current state of the elevators and make recommendations for interim repairs and maintenance. He will also complete specifications that can be used to get multiple bids for new digital equipment and maintenance. He stated the lack of companies in this area that do this kind of work, other than Schindler, will likely be a problem. His report will be submitted to the board by the end of March.

The lead time for getting bids and ordering equipment moves the elevator modernization project into the 2008 time frame. When this work is being done, each elevator will be out for 3-4 week. Placing security cameras in the elevators prior to this work was considered and the recommendation is to wait and make this part of the modernization project.

The board has requested a copy of the contract we currently have with Schindler.

**Property Tax Appraiser:** There is a property tax appraisal firm in Port St. Lucie County that will work with owners and the Assessment Board to attempt to lower individual unit tax assessments. Their fee for doing this work is the savings realized in the first year. Tom Gilson will get more information about this service and will make this information available to the owners for their consideration.

**Hutchinson Island Presidents Council:** The Army Corps of Engineers addressed the Presidents Council at their last meeting, Tuesday, March 6, 2007. Work is progressing toward a major beach renourishment project late in 2008. Details will be posted on the web site ([www.islandiai.com](http://www.islandiai.com)) at the Presidents Council link.

**A1A Road Paving:** Because of other County priorities, repaving of our section of A1A will be deferred until 2010.

**Decorating Committee:** The decorating committee has tendered its resignation upon completion of the latest enhancement to the lobby and social room. There remains a short list of items yet to be addressed and this list will be provided to the board. The board thanked the committee for its significant contribution to restoring the beauty of Islandia I.

**Unit Entry Form:** A process has been put in place to ensure Islandia I occupants are aware of when people have had access to their units. Access is regularly required for bug spraying, annual unit inspection, problem determination, and other reasons associated with running the building by office management. Whenever this occurs we will attempt to give advanced notice, however sometimes this is not possible. Regardless, whenever there is access, the party entering will leave a notice telling the reason for the entry.

**Keys to Units:** All owners are required by state condominium law to give a key a key to the building office for cases where entry is required. If you change your locks you must give the new key to the office as soon as the lock is installed.

**Circuit Breakers:** This work to replace faulty circuit breakers will begin on **March 27<sup>th</sup>** and from 9am until 2 pm there will be no power in the building. Elevators will be operating on emergency generator power. There will be short intermittent power outages to the building during the time all circuit breakers are inspected and replaced as needed. The office will inform residents in advance of these outages.

**Cooling Tower:** A new stainless steel cooling tower will be installed beginning **March 19<sup>th</sup>** and the building will be without A/C for that week.

**New Scrubber:** A new scrubber machine has been purchased for a cost of \$3500 and should be in use shortly to improve the cleanliness of the building's west side floors.

**Exercise Room:** The two treadmills have had intermittent failures over the past few weeks and service has been called to determine what needs to be done.

**Fee for Cleaning:** There have been numerous incidents of late, usually during major unit renovations, when owners and/or contractors leave a mess of the walkways with wallboard dust, carpet cutting, tile debris, etc., that must be cleaned up by the Islandia I maintenance staff. Because of this, a motion was made as follows:

Whenever the Islandia I maintenance staff is required to clean the building because of negligence of an owner or his/her contractor, a fee of \$100 may be charged to the owner to pay for this labor.

The motion was passed unanimously.

**Shut off valve Inspections:** Inspection of the five and six stack units is complete and the remainder of the building will be done over the next few weeks to ensure all shut off valves are in good working condition.

**License/Insurance:** After a lengthy discussion, it was agreed that Mick Mullen propose to the board the types of work in the building and in the units that can only be performed by a licensed and insured contractor.

The meeting was adjourned at 3:38 pm.

Submitted by:

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

**Islandia I Board of Directors Contact Information:**

Tom Gilson	772-229-1204	<a href="mailto:gilson1942@bellsouth.net">gilson1942@bellsouth.net</a>
Jack Neville	772-229-9599	<a href="mailto:smr60@netzero.net">smr60@netzero.net</a>
Bert McConnell	772-229-5788	<a href="mailto:golphinut@comcast.net">golphinut@comcast.net</a>
Roy Montana	772-229-5544	<a href="mailto:mamawello@adelphia.net">mamawello@adelphia.net</a>
Dave Bigler	772-229-3558	<a href="mailto:dabigler@bellsouth.net">dabigler@bellsouth.net</a>