

Islandview Condominium Association
Board Meeting Minutes
April 19 2016

Present: Jennifer Afonica, Richard Betway, Mary Chapman, Faith Cookson, Steve Laskey, Cindy Parkhurst, Dave Socall

Absent: None

A. Call to order – The meeting was called to order at 6:35pm by Steve Laskey.

B. Submission of February meeting Minutes – Cindy Parkhurst

1. The February 16, 2016 meeting Minutes and the March 14 2016 Annual Meeting Minutes were reviewed. After discussion, both meeting Minutes were approved.

C. Financial Report

1. Board members received and reviewed a copy of the February and March month-end receivables and disbursements ledgers.
2. One unit is currently three months behind in Association Dues: #210.
3. The Annual Budget was also reviewed.
4. After discussion, the Financial Report was approved.

D. Old Business – from Annual Meeting

1. **Keys:** As mentioned at the Annual Meeting, we have purchased a new secured key box and are in the process of updating the keys on file. It is the **responsibility of Co-owners** to provide the current key(s) for their unit, including dead bolts. Please make arrangements to have your keys verified! If you are locked out, you will have to pay for a locksmith if we don't have the correct key on file. Additionally, if your door has to be kicked in under emergency circumstances, you will be responsible for any damages.
2. Doug Socall to investigate the possible blocked dryer vent reported at the Annual Meeting, and see if he can clear it.
3. The item extending into a neighboring carport appears to have been relocated. The Board to follow-up with the Co-owner to verify.
4. Regarding the Co-owner suggestion to promote community activities such as casino trips, bowling nights, etc: The Board encourages community activities and would like to hear some ideas! We have previously tried to promote community activities, such as an "End of Summer" party and "Friday Night at the Dock" without much success. Please note that any Islandview sponsored activities must be Board approved, as we will have to consider any insurance liabilities, and/or possible conflicts for previously scheduled events on the grounds.
5. Regarding the Co-owner report of the sound of "running water" around the electric box near her unit: The Board has an idea that it could be part of our drain system, but will be investigating.

Islandview Condominium Association
Board Meeting Minutes
April 19 2016

6. The Board to follow-up with the Co-owner regarding cigarette butts being thrown on the grass in front of his patio. The person we believe was responsible has moved out and the new renter is a non-smoker.

E. New Business

1. Election of Board Members - Following the reelection of the Board's slate at the Annual Meeting, nominations were accepted for the following Board positions:
 - Steve Laskey (President), Dick Betway (Vice President), Jennifer Afonica (Treasurer), Cindy Parkhurst (Secretary), Mary Chapman (Sgt. At Arms), Faith Cookson (At Large), and Dave Socal (At Large) were reelected to their positions.
2. The following routine maintenance items were approved:
 - Clean gutters and divert downspouts into catch basin at 2465 carport: \$175
 - Powerwash and seal the Boardwalk and finger piers: \$800
 - Powerwash and stain the gazebo: \$425
 - Seal gaps in the sidewalks and curbs: \$75
 - Turn exterior water on, docks and buildings: \$150
 - Clean dock lighting, purchase and replace lightbulbs: \$135
3. The Board to research and price a back-up generator. The generator will **only** keep our sewer system functioning in the event of a power failure. It will NOT supply power to the community.
4. The Board also approved the contract with Dot Com Web Productions to begin work on the Islandview website.

F. Adjournment – meeting adjourned at 8:50pm. Next meeting: May 17 2016.

Minutes submitted by: Cindy Parkhurst, Secretary