

Islandview Condominium Association
Board Meeting Minutes
July 19 2016

Present: Jennifer Afonica, Richard Betway, Faith Cookson, Cindy Parkhurst, Dave Socall

Absent: Mary Chapman

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

B. Submission of June meeting Minutes – Cindy Parkhurst

1. The June 21, 2016 meeting Minutes were reviewed. After discussion, the Minutes were approved.

C. Financial Report

1. Board members received and reviewed a copy of the June month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. There is one unit (#203) that is 2-3 months behind on Association Dues. The Board to initiate small claims proceedings.
3. After discussion, the Financial Report was approved.

D. Old Business

1. Regarding the sprinkler issues reported last month: Apex was called out for repairs. They walked through the entire system and replaced seven rotor heads, rewired one of the zones, and redirected a sprinkler away from a Co-owner's car, per Co-owner request.
2. The sewer system pumps were replaced following a power surge. The Board is continuing to pursue an insurance claim.
An electrician was called out to test our surge protector. The electrician found that there is power going to the surge protector, but was unable to determine whether it's functioning properly. Given the age of the surge protector, the Board will look into replacing it with a newer, more appropriate model.
3. The missing shingles on the south side peak of 2445 have been replaced.

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4. In April 2016, a Board member noted that the north side soffit of 2465 needed to be sealed. The Board has since found other problem areas, and has accepted the bid of Lively Home Improvement for repairs and sealing.

E. New Business

1. The Board received two written complaints regarding an incident with a dog that occurred in the early morning of July 5th 2016. The written complaints were from the Co-owner and his new tenant. One of the dogs was taken for a mandatory 10 day quarantine, the other was treated for several injuries.
There was much discussion as the Board reviewed both complaints. The Board has been in contact with Animal Control, and is awaiting a copy of the police report in an effort to determine the correct course of action.
2. With the resignation of Board President Steve Laskey, Vice President Dick Betway has assumed the position of President. This left a vacancy in the Vice President position. Dave Socall was nominated, and seconded for the position of Vice President, which was accepted by a 5-0 vote.
3. We've recently experienced two power outages in our community, and we're happy to report that our new generator effectively kept our sewer system functioning. The Board asks that residents reduce water usage as much as possible during power outages to minimize stress on the system.
4. A Co-owner reported a blocked downspout at the northeast entrance of 2465. The Board to investigate.

F. Adjournment – meeting adjourned at 9:00pm. Next meeting: August 16 2016.

Minutes submitted by: Cindy Parkhurst, Secretary