

Islandview Condominium Association
Board Meeting Minutes
May 17 2016

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

Absent: Jennifer Afonica

A. Call to order – The meeting was called to order at 6:30pm by Steve Laskey.

B. Submission of April meeting Minutes – Cindy Parkhurst

1. The April 19, 2016 meeting Minutes were reviewed. After discussion, the Minutes were approved.

C. Financial Report

1. Board members received and reviewed a copy of the April month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. There are no delinquent Association Dues.
3. After discussion, the Financial Report was approved.

D. Old Business

1. By a 6-1 vote, the Board has approved the purchase of a back-up generator for roughly \$1,000. The generator will keep our sewer system functioning in the event of a power outage. It will **NOT** supply power to the community.
2. Regarding the Co-owner report of the sound of “running water” around the electric box near her unit: After following up with the co-owner, she is satisfied that the issue is resolved.
3. Regarding the cigarette butts in the grass in front of a co-owner’s patio: as suspected, the renter believed to be responsible has moved out, thus the issue has been resolved.

E. New Business

1. The Board received a letter from a Co-owner who has lost yet another tenant due to the marijuana odors in the buildings. The renter stated that her “building, condo, clothes and furnishings were all reeking from the foul odor”. A Board member commented that the odor is also drifting into his unit, and other Board members noted the stench in the hallways. This is UNACCEPTABLE.

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The Board has previously required that medical marijuana card users install weather stripping around their doors, and have their exterior hallway vents covered. Obviously, this is not working.

There was much discussion as to how to remedy the situation. Discussion included asking local law enforcement to investigate possible illegal activity. In the meantime, the Board will enforce Bylaws language that addresses offensive activities. This language can be found in Article VI, Section 3 under Restrictions, which reads in part:

“No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements, nor shall anything be done which may be or become an annoyance or nuisance to the Co-owners of the Condominium.”

Upon purchasing their unit, Co-owners agreed to abide by the terms of the Bylaws, and the same applies to their renters. Medical marijuana card users MUST contain the odors within their unit and not allow the odor to permeate into the hallways and other units. Any written complaint received by the Board will result in a \$50 fine for the first offense, \$100 fine for the second offense, and \$250 for the third and subsequent offenses. After the third offense, the Board may begin legal proceedings as outlined in the Bylaws.

2. After satisfying Board requirements, a Co-owner request for the installation of a boat lift in dock number 8 has been approved.
3. The Board received a Co-owner application for a dog. The Co-owner supplied details of the dog including its license number. The dog was approved.
4. Routine maintenance: the Board approved \$175 to powerwash the sidewalks between the buildings.

F. Adjournment – meeting adjourned at 9:20pm. Next meeting: June 21 2016.

Minutes submitted by: Cindy Parkhurst, Secretary