

Islandview Condominium Association  
Board Meeting Minutes  
August 16 2016

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

**Absent:** None

**A. Call to order** – The meeting was called to order at 6:50pm by Dick Betway.

**B. Submission of July meeting Minutes – Cindy Parkhurst**

1. The July 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 July month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. After discussion, the Financial Report was approved.

**D. Old Business**

1. Regarding the dog incident of July 5<sup>th</sup>, 2016 involving two dogs, which resulted in injuries to a new renter's dog: After much discussion and review of all the facts, and taking into consideration that this was the third known incident involving one of the dogs, the Board made the decision to request permanent removal of the dog. The Co-owner complied with the request by the August 9<sup>th</sup> 2016 deadline.
2. The Board is in the process of requesting bids for the blocked downspout reported at the northeast entrance of 2465.
3. The Board approved the purchase of a new surge protector.

**E. New Business**

1. Co-owners who lease their unit are required to provide the Association with a copy of the lease agreement prior to the tenant moving in. The Board will also send a new Co-owner registration form so that Co-owners can update their renter information.

Islandview Condominium Association  
Board Meeting Minutes  
August 16 2016

2. Residents are reminded that guest pets are subject to the same rules as resident pets, with regard to leashes and cleaning up after their pet, etc. It is the Co-owner's responsibility to ensure that their guest's pets are in compliance with Association policies.
3. The Board has approved two small dogs for the new owner of #206.
4. The Board will be conducting its annual fire alarm test Wednesday August 24, 2016 between 11:00-12:00. Residents should disregard any alarms during this time.
5. There have been a couple of leaks reported in 1<sup>st</sup> floor units from the 2<sup>nd</sup> and 3<sup>rd</sup> floor showers. A Board member suggested we look at taking preventative measures in all units. The Board to investigate and request bids.
6. All residents are reminded that cardboard boxes must be broken down and placed into the dumpsters. Also, large items including shelving, appliances, televisions, furniture etc., must be arranged for special pick-up with the City of Trenton: 734-676-5496.  
Reminder also to close dumpster doors and lids after disposing of trash.
7. In the interest of continuity and to protect the Boardwalk, the Board has adopted a standard for the installation of boat lifts. Namely, the center support beam that is welded to the Boardwalk must have a minimum of four posts to support that beam, regardless of the boat lift weight capacity. A diagram and more information may be obtained by contacting a Board member.  
All boat lifts must be pre-approved by the Board. Dock owners who are considering a boat lift, or who may sell their unit/dock in the future must conform to this standard, and/or inform any prospective buyer.
8. After meeting the terms of the boat lift standard, a boat lift was approved for slip #3.
9. The Board received a complaint about tenant dock owners and their guests using parking spaces in front of the buildings. Please note that, per Article VI, Section 17, sub-section (n) of the Association Bylaws, tenant dock owners and their guests must park in the northwest corner of the parking lot, except for short-term (less than one hour) parking to load and unload vehicles. Co-owners are responsible for informing their dock tenant of the parking restrictions and ensuring compliance.

Islandview Condominium Association  
Board Meeting Minutes  
August 16 2016

10. Dock owners and their guests are asked to please make sure that the “Private” signs are put back in place at your boat slip before leaving the dock area.
11. The Board received a report that an Islandview guest was attempting to jump into the water and swim from the Boardwalk/dock area. Guests may not be aware of the undertow dangers of the Trenton Channel. Co-owners *must* advise their guests of these dangers. The Board to look into installing “No Swimming” signs.
12. The Board approved the following maintenance items:
  - Replacement of all lamppost and entry door lightbulbs -\$120
  - Replace rusting chains, hardware and the faded “Private” signs at the docks - \$320
  - Cut back and remove vines and weed growth from under the Boardwalk and docks - \$385
  - Seal cement slab at northeast entry of 2465 - \$85

**F. Adjournment** – meeting adjourned at 8:45pm. Next meeting: September 20 2016.

**Minutes submitted by:** Cindy Parkhurst, Secretary