

Islandview Condominium Association
Board Meeting Minutes
September 20 2016

Present: Jennifer Afonica, Richard Betway, Mary Chapman, Faith Cookson, Denise Cosgrove, Fred Konchan, Cindy Parkhurst, Dave Socall

Absent: None

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

B. Submission of August meeting Minutes – Cindy Parkhurst

1. The August 16, 2016 meeting Minutes were reviewed. After discussion, the Minutes were approved.

C. Financial Report

1. Board members received and reviewed a copy of the August month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. After discussion, the Financial Report was approved.

D. Old Business

1. The annual fire alarm test was conducted on August 24th. One of the fire doors in the east 2445 hallways did not close. It was found that the door closer had somehow become disengaged. After reattaching the door closer, the rest of the system was found to be functioning normally.
2. The Board has approved a project to reseal all shower drains in the 2nd and 3rd floor units, following reported leaks in 1st floor units. This preventative maintenance will hopefully eliminate costly leak repairs in the future. Doug Socall will be in contact with Co-owners to schedule a convenient time for the repair.
3. Reminder that cardboard boxes must be broken down before placing into 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. **Co-owners are responsible for the cost of special pick-ups.** Reminder also to close dumpster doors and lids after disposing of trash to deter pests.
4. The “No Swimming” signs have arrived and are awaiting installation.
5. The surge protector has been purchased, however, the contractor has not scheduled an installation date. We may have to find another contractor to complete the job.

Islandview Condominium Association
Board Meeting Minutes
September 20 2016

6. The project to cut back and remove vines and weed growth from under the Boardwalk and docks has been postponed to Spring 2017.

E. New Business

1. On August 24th 2016, a Co-owner took it upon himself to excessively trim a tree that was restricting the view from his 2nd floor balcony. It was noted that, at no time did the Co-owner contact the Board to voice his complaints. Article VI, Section 12 Landscaping states, in part:

“No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements unless approved by the Board of Directors in writing.”

- A letter was sent to the Co-owner advising him of the Bylaws violation and his responsibility to replace the tree should it die.
 - The Board looked at our tree-trimming schedule in the long-term budget, which is currently set at every three years. After discussion, motion made and approved to change the tree trimming to every two years.
 - The Board also wishes to remind all residents that Board member contact information is located in each hallway, as well as a “Comment, Recommendation, and Repair Request” form.
2. Water damage from a blocked A/C line was reported in a unit in 2445. After arranging for the damage to be repaired, the Board voted to schedule annual cleaning of A/C lines each Spring.
 3. The blocked downspout reported in the July 19 2016 Minutes has been repaired. Phase 2 of this project, cleaning all gutters, to be scheduled.
The Board also voted to conduct gutter cleaning bi-annually.
 4. Orkin was called out to spray for the excessive spiders that have been reported by Co-owners.
 5. The Board approved repainting the dumpsters after replacing a lid and the lid stops.
 6. A Co-owner reported difficulty in opening and closing their condo unit’s door. After investigation, it was determined that the problem is in the door frame, which is an Association responsibility. The Board to arrange for repair.

Islandview Condominium Association
Board Meeting Minutes
September 20 2016

7. With the July resignation of Board president Steve Laskey, and the potential loss of Board members due to condo sale and/or not wishing to continue, the Board reached out to several Co-owners to serve on the Board. Denise Cosgrove and Fred Konchan accepted “at-large” positions on the Board, and joined us for their first meeting at the September 20th Board meeting. Co-owners will have the opportunity to vote on Board members at the March 2017 Annual Meeting.
8. The Islandview website is now live! Please visit: www.islandviewcondos.net and check it out. The password for the Resident’s Only section is: IVC48183
Residents will find several helpful tools at their fingertips such as, the Master Deed & Bylaws, Pet Policy, Co-owner Registration and Pet Application forms, Comment and Repair forms, Minutes archives, etc. There is also a Board directory and photo gallery. This is a work in progress and we welcome your feedback and suggestions. Also looking for photo submissions related to our community and residents. Please contact Cindy Parkhurst, Secretary at cindypstones@gmail.com, or 734-692-1640.
9. The Board has received several written complaints regarding the behavior of a Co-owner. The complaints include speeding through the parking lot, extremely loud music, swimming in the waters of the Condominium, aggressive behavior and verbal abuse, firing a BB gun towards the dock area, and littering the grounds with beer cans and cigarette butts. Much discussion ensued as the Board reviewed all of the complaints and a police report that was obtained. While the Board continues to investigate the allegations and determine the correct course of action, some first steps include:
 - The Board to take all of the written complaints to the Trenton Police Department for review, and to discuss our options.
 - The Board to also discuss the complaints with the offending Co-owner in person, as well as by letter informing him of the various Bylaws violations and possible repercussions if this behavior continues.
 - Residents are asked to ***please*** call the Trenton Police Department or 911 immediately to report any dangerous or illegal activities.
10. Hinge replacement required on 2465 NE Entry Door due to wear, rubbing on bottom plate so door would not open/close without force.

F. Adjournment – meeting adjourned at 9:15pm. Next meeting: October 18 2016.

Minutes submitted by: Cindy Parkhurst, Secretary