

Islandview Condominium Association  
Board Meeting Minutes  
January 17, 2017

**Present:** Jennifer Afonica, Richard Betway, Denise Cosgrove, Fred Konchan, Cindy Parkhurst,

**Absent:** Faith Cookson

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

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

1. The November 15, 2016 meeting Minutes were reviewed. After discussion, the Minutes were approved.

**C. Financial Report**

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

**D. Old Business**

1. Weathergard Windows came out on November 29, 2016 to address window concerns. Some Board members expressed their dissatisfaction with Weathergard, as this is the second (and in some cases third) service call for the same issues. The Board to send a formal letter of complaint to the owner of Weathergard, seeking a more permanent solution to the problems reported.

**E. New Business**

1. Dave Socall has resigned his position on the Board of Directors following the sale of his condo. Dave's hard work on behalf of our community was invaluable, and he will be greatly missed. The Board wishes to extend a heartfelt thank you to Dave for his service, and wish him all the best.
2. The Board received a written complaint regarding loud noises and voices, running and banging of doors late at night on the evening of January 6, 2017 in the east end of 2445. The Board has advised the Co-owner to call the Trenton Police Department to report noise complaints.

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3. A resident reported a water leak stain on the ceiling of their condo. The Board to investigate and repair.
4. The Association had to pay \$40 to the City of Trenton to pick up large items that were left at the dumpsters. As a reminder, **residents** are responsible for calling the City to arrange special pick-up of their large discarded items.
5. During the routine scheduled clean-out of our sewer lift station, several wipes such as baby wipes, Clorox wipes or Swiffer's were found in the system. Thankfully our screen prevented these items from getting into the pumps which could have resulted in costly repairs that we all pay for. Please remember the "three P's": pee, poop and paper are the **only** items that should be flushed down the toilet.
6. The Board has recently experienced two incidents in which a key was not available to a condo unit when needed. In one instance, a resident was locked out and we did not have a key on file for their unit. The other incident involved a report of possible running water, and we were unable to check into it because there was no key to the unit. **All residents are required to provide the Association with a spare key.** The keys are kept in a locked box and are necessary for emergencies.
7. A Board member reported a possible water leak stain in the east entry of 2465. The Board to investigate.
8. Reminder to those Co-owners who rent their unit: You are required to complete a Co-owner registration form detailing your tenant's info, as well as provide the Association with a copy of your lease agreement. The Co-owner registration form can be completed online at our website: [www.islandviewcondos.net](http://www.islandviewcondos.net) in the Residents Only section (password: IVC48183)
9. The Board discussed and finalized the budget for 2017, as well as discussed plans for the 2017 Annual Meeting of Co-owners. The meeting will take place on March 15 at TV's Grand Event in downtown Trenton at 7:00pm. Please plan to attend.

**F. Adjournment** – meeting adjourned at 9:05pm. Next meeting: February 21, 2016.

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