

Islandview Condominium Association
Annual Meeting Minutes
March 15 2017

A. Call to Order - The meeting was called to order at 7:00pm by President Richard Betway.

B. Greeting and introduction of Board members

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

Absent: None

C. Submission of proxies and establish quorum

1. 17 in attendance, 4 proxies - total 21. Quorum established

D. 2016 Annual Meeting minutes – Secretary, Cindy Parkhurst

1. A summary of the March 14, 2016 minutes was reviewed. Motion made and seconded to accept Minutes; Minutes accepted.

E. Financial Report - Treasurer, Jennifer Afonica

1. Co-owners were provided copies of the receivables/disbursements ledger, the current account balances, the actual 2016 operating budget, and the projected 2017 operating budget.
 - The Association's accounting data (bank statements, check register, check stubs, savings books) were also made available for review.
 - It was noted that the Association's books are available upon request by any Co-owner at a reasonable time. Any Co-owner interested in viewing the financial books can call Jennifer to set up an appointment.
4. Motion made, and seconded to accept the Financial Report; Financial Report accepted.

F. Old Business

1. The Board reviewed our 2016 accomplishments:
 - Gutters repaired, cleaned, painted and screen guards installed
 - Sidewalk and curb gaps sealed
 - Boardwalk, finger piers power-washed and sealed
 - Gazebo power-washed and stained
 - Damaged soffit areas repaired on both buildings

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- Purchased back-up generator for lift station
 - a) It was noted that the generator was used twice almost immediately after purchasing
 - b) Reminder: Generator is for sewer system back-up **only**; will not power the community
 - Replaced chains and Privacy signs for the docks
 - a) From dock owners fund
 - Installed “No Swimming” signs
 - Launched Islandview website
 - Dumpsters repaired and repainted
2. Regarding Weathergard windows complaints (2016 Annual Meeting, Open Discussion): The Board sent a formal letter of complaint to Weathergard, requesting a permanent solution to the continuing problems experienced by several Co-owners. A representative from Weathergard will be contacting these Co-owners to set up an appointment.
- It was also noted that the Weathergard warranty is transferable when selling your condo unit. However, you must give Weathergard 30 days’ notice.

G. New Business

1. Election of Board Members – Jennifer Afonica, Denise Cosgrove, Fred Konchan, and Cindy Parkhurst were elected to the Board.
2. Annual Budget – Co-owners were provided copies of the 2017 Annual Budget, which the Board reviewed.
3. Long-term Budget (2017-2037) – Co-owners were also provided a copy of the Long-term budget, which covers recurring maintenance items such as: building painting, hallway carpeting, roofing, etc. These items must be established in the budget and funded by our regular monthly Association Dues rather than by special assessments, per our Master Deed and Bylaws.
 - Scheduled maintenance projects slated for 2017 are: Bi-annual tree trimming and landscaping.
4. In addition to the recurring maintenance projects, there are several projects slated this year for preventative maintenance:
 - sealing of shower drains on second and third floor units only

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- air conditioner drain lines cleaned in all units
- spraying for weed growth under the boardwalk

H. Open Discussion

1. Discussion regarding the condition of our siding and options available to us. Board member Denise Cosgrove presented information on a new technique for rubber siding. This is a 3-step process with a 30 year guarantee, that could be considerably less expensive than vinyl siding, etc. The Board to investigate this option, in addition to other options.
2. Board Secretary Cindy Parkhurst discussed some of the features of the Islandview website, including Co-owner Registration forms, Pet Application and Registration forms, monthly meeting Minutes, and the Bylaws & Master Deed. The password for the Resident's Only section is: IVC48183
3. The Board discussed the large water bill last month for building 2465, which was \$1,000 more than normal. It appears to be the result of a continuously running toilet, as water levels have returned to normal after contacting the renter about the problem.
The Board is requesting residents to please repair a running toilet by either replacing the inner workings of the tank, or replacing the toilet altogether with the new water saver models. This costly problem for all of us is easily avoided.
4. Co-owner discussed a possible water leak in her unit. The Board to ask Doug Socall to investigate.
5. Co-owner suggestion to update the Bylaws. She cited several obsolete sections regarding the "Developer" which no longer apply, as an example, as well as adding language limiting the number of rental units. The Board noted that it has been compiling a list of possible Bylaws changes for a few years. It was noted that any Bylaws changes must be approved by the Board before presenting to Co-owners for final approval.
Motion made and seconded to form a Bylaws committee to work on updates, and formulate Bylaws language. Motion approved.
6. Co-owner requested of the community that when throwing out garbage, please throw garbage bags to the rear and far corners of the dumpsters to prevent bags from piling up inside the dumpster doors.
7. Co-owner comment regarding several dead spots in the grass. The Board acknowledged this and cited some sprinkler issues which contributed to this problem. Another Co-owner

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suggested that when dog owners walk their dogs, perhaps they could carry a bottle of water to dilute the urine to help with those brown spots in the grass.

8. Co-owner comment about the unsightly dumpsters in the parking lot to our south. A Co-owner had called the City to complain, but since it is private property, there isn't much we can do. A Board member commented that the owner of this parking lot has previously allowed us to park in his lot when resurfacing our parking lot, as well as for private Co-owner functions. He noted that this may be a bridge we don't want to burn.
9. Co-owner suggestion to improve and update the overall landscaping to upgrade our curb appeal. Motion made and seconded to form a Landscaping committee. Motion approved. The Co-owner will lead this committee, and will put out a flyer looking for volunteers interested in helping with the landscaping.
10. With the resignation of Board President Richard Betway, a Co-owner asked if the Board had chosen the next President. Mr. Betway answered that this is a process which will be voted on by Board members at the next Board meeting.

I. Adjournment – Meeting adjourned: 8:30pm. Minutes submitted by: Cindy Parkhurst, Secretary