

Islandview Condominium Association
Board Meeting Minutes
July 18, 2017

Present: Jennifer Afonica, Denise Cosgrove, Fred Konchan, Cindy Parkhurst

Absent: Mary Chapman, Bob Cosgrove, Brennan Rees

A. Call to order – The meeting was called to order at 6:45pm by Cindy Parkhurst.

B. Submission of May meeting Minutes – Cindy Parkhurst

1. The June 20, 2017 meeting Minutes were reviewed. No discussion, Minutes accepted.

C. Financial Report

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

D. Old Business

1. As everyone is aware, we've been having serious issues with the sewer lift station. It started in late June with both pumps being bound up with various wipes. Then from July 12-15, residents alerted Board members to the alarms going off on several occasions. In each case, the reservoir was filling up or full, and the pumps were not working. Quint Plumbing was called out during this period, and finally found that there was a bad relay in the electrical panel.
 - The Board would like to extend its sincere appreciation to Doug Socal who was on hand throughout these events, and was instrumental in keeping a bad problem from becoming worse. Thank You Doug!
 - We would also like to thank those residents who notified Board members of the alarms going off, thereby also preventing a bad problem from becoming worse!
 - The Board received a couple of complaints regarding the wording of the flyer that was posted on doors and in the hallways, reminding residents of the "three P's" (pee, poop and toilet paper). While it was never our intention to offend anyone, the Board feels it has taken every reasonable step to inform residents of the do's and don'ts relating to our sewer system:

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- Every new resident receives a Welcome Packet which includes a flyer and information about the sewer system.
- Former Board member Dave Socall put together a detailed and informative overview of how the system works, and included a breakdown of the costs associated with repairs. This info is included in the Welcome Packet.
- We've posted flyers/reminders on numerous occasions.
- Problems with the system - and repair costs - are reported in the monthly Minutes.
- This topic is discussed at every Annual Meeting.

E. New Business

1. The Board received a report of bugs/beetles in the hallway, near the entry doors. These are June bugs which are a seasonal pest attracted to the lights in the hallway. The Board to mention this to our pest control company.
2. Following the tree trimming and removal of two trees in June, the Board discussed ideas for camouflaging the bank of electrical meters on the south side of each building, and the larger electrical boxes. The landscaping committee proposed a couple of ideas including planting Arborvitae and installing fencing. Board members looked at each area and determined that Arborvitae or fencing would block the water view for some first-floor residents. Suggestion to paint the larger electrical boxes to match the buildings, as well as the meter bank wall. The Board will first check with DTE to make sure this is permitted. If so, the Board agreed to start with the painting and go from there.
Discussion also included sprucing up the endcaps of the carports, and we are looking for ideas!

F. Adjournment – meeting adjourned at 8:30pm. Next meeting August 15, 2017.

Minutes submitted by: Cindy Parkhurst