

Islandview Condominium Association
Board Meeting Minutes
August 22, 2017

Present: Jennifer Afonica, Mary Chapman, Bob Cosgrove, Denise Cosgrove, Fred Konchan, Cindy Parkhurst, Brennan Rees

Absent: None

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

B. Submission of July meeting Minutes – Cindy Parkhurst

1. The July 18, 2017 meeting Minutes were reviewed. No discussion, Minutes accepted.

C. Financial Report

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

D. Old Business

1. We continue to experience problems with the sewer lift station. Pump 1 stopped working altogether around August 21, and Pump 2 has been sporadically tripping the breakers, which causes the pit to fill up and the alarm to go off. Through troubleshooting, it was thought that there was an under-amp issue with the breakers, so on August 23, “Snider Electric” was out to replace the main breaker on the building, and the breakers in the electrical box at the lift station. However, while testing the system, Pump 2 stopped working altogether. Which meant we had no pumps working, which prompted the emergency water usage restrictions for August 23-24.

On August 24, “Suburban Sewer and Septic” came out to do an emergency clean out of the pit. The pit and inner workings were covered in a very thick layer of grease. After the cleaning was completed, Doug Socall was able to get both pumps working again.

As of this writing (September 1), things have settled down significantly at the lift station. However, there is still much work to be done to resolve this once and for all. Vice President Fred Konchan, who seems quite knowledgeable about these systems, is trying

Islandview Condominium Association
Board Meeting Minutes
August 22, 2017

to work with “Quint Plumbing” to troubleshoot and come up with long-term solutions.

- Several residents have asked who they should call if they hear or see the lift station alarm going off. Our resident maintenance man, Doug Socall, has volunteered to be the contact person for **lift station alarms**. Please call or text Doug at: 734-306-1658. Doug will also notify Board President Cindy Parkhurst of lift station alarms.
 - **PLEASE NOTE: Non-lift station** calls should be directed to Cindy Parkhurst at: 734-658-5747 (cell) or 734-692-1640 (home), or Denise Cosgrove: 734-624-9796 (cell).
 - Since June 23, 2017 to the present, lift station repairs/labor/troubleshooting has cost our community approximately \$3,035. At least some of these problems were caused by paper towels/wipes of all types, condoms, Q-tips, feminine products, etc being flushed down the toilet. Additionally, the excessive grease in the pit is a result of grease being poured down the garbage disposal, or flushed.
 - **The Board cannot impress upon the community enough the importance of complying with the rules regarding our sewer lift station. We are literally pouring money down the drain.**
2. DTE will replace our transformer covers; otherwise we are free to paint the meter walls and junction boxes. The Board to request a bid from Doug Socall.

E. New Business

1. The Board received a written complaint from a Co-owner regarding exposed wires at the main cable TV boxes for 2465. The Board to contact Comcast and WOW.
2. The Board received an anonymous letter with several suggestions to improve our landscaping, including sprucing up the carport endcaps, replacing our current lawn

Islandview Condominium Association
Board Meeting Minutes
August 22, 2017

maintenance company, etc. Please know that all of your suggestions and more are in the works. However, it's impossible for the Board to respond properly to anonymous notes.

3. The Board discussed a Co-owner request for a kayak rack. Unfortunately, this type of rack is not very practical in our community. In previous years, a few residents requested a bike rack. Board members at the time researched several types of racks, walked the grounds trying to find a suitable location, reviewed various types of enclosures for security and weather protection, and considered the costs. The issues then were the same as now: where to install such a rack that will not become an eyesore, and how many residents actually have a need for such a rack.

After some discussion, the kayak rack was voted down.

4. Islandview "End-of-Summer" party! We are excited to announce that musician Shane LaMay will perform live here at Islandview on Saturday, September 23 2017! The festivities will begin at 5:00pm down at the docks. Please bring a lawn chair and your own drinks; the Association will provide pizza. This should be a very fun and special evening, and we hope to see you there!

F. Adjournment – meeting adjourned at 8:25pm. Next meeting September 19, 2017.

Minutes submitted by: Cindy Parkhurst