

Islandview Condominium Association  
Board Meeting Minutes  
February 20, 2018

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

**Absent:** Brennan Rees

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

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

1. The January 16, 2018 meeting Minutes were reviewed. No discussion or corrections, Minutes accepted.

**C. Financial Report – Jennifer Afonica**

1. Board members received and reviewed a copy of the January month-end receivables and disbursements ledger.
2. The Annual Budget was reviewed and finalized.
3. There is currently one Co-owner in arrears on Association Dues, seven months and two Co-owners in arrears, four months.
4. After discussion, the Financial Report was approved.

**D. Old Business**

1. The Board continues to seek bids for the lift station project. We have one bid so far, and another company will be here Monday, February 26. It's been difficult to find companies that can do the type of work involved.

**E. New Business**

1. During January 19-21, both pumps at the lift station went down prompting the inconvenience of emergency water restrictions for the community. When the pumps were taken apart, they were both found to be seized up with unidentified materials.

**These expensive repairs affect all of us and are 100% preventable! PLEASE:**

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**NO grease down the disposal, and ONLY toilet paper and body waste should be flushed down the toilet.**

2. During the recent snow/ice/thaw/refreeze cycle of weather, ice dams in the roof, eaves and gutters caused several issues. Two Co-owners reported water damage in their unit; the Board to seek bids for repairs.  
The Board consulted with Holbrook Roofing and plan to meet with them to discuss roof and eave repairs, and long-term solutions.
3. The Board wishes to clarify the contact person for **condo-related** maintenance issues or emergencies. Doug Socall is **ONLY** to be contacted for lift station alarms and problems. **All other** condo-related maintenance issues or emergencies such as lock-outs, water leaks, etc should be directed to Cindy Parkhurst or Denise Cosgrove.
4. The Annual Meeting will take place Wednesday March 14, 2018 at TV's Grand Event (formerly Hotel Grand). Hors d'oeuvres will be served at 6:30, meeting starts at 7:00. Please plan on attending.

**F. Adjournment** – meeting adjourned at 8:25pm. Next meeting March 14, 2018.

Minutes submitted by: Cindy Parkhurst