

Islandview Condominium Association
Board Meeting Minutes
April 17, 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 6:40pm by Cindy Parkhurst.

B. Submission of Annual Meeting Minutes – Cindy Parkhurst

1. The February 20, 2018 meeting Minutes and March 14, 2018 Annual 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 February and March month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. The Board reviewed the delinquent Dues accounts of six Co-owners, ranging from 3-9 months in arrears, totaling \$7,029 including late fees. All remedial procedures and policies are being followed, up to and including legal action, as outlined in the Bylaws. The Board has retained an attorney to deal with legal matters. The Association policy is as follows:
 - Association Dues are due on the 1st of each month. At 10 days late, a \$25 late fee will be assessed.
 - At 30 days late, a letter will be sent.
 - At 60 days late, 2nd notice, and a Board member visit or phone call will take place.
 - At 90 days delinquent, legal proceedings may be initiated.
3. After discussion, the Financial Report was approved.

D. Old Business

1. At the March 14, 2018 Annual Meeting, Bob Cosgrove and Brennan Rees were elected to the Board. At the April 18, 2018 Board meeting nominations were held, and Bob retained his position as Sgt. At Arms, and Brennan retained his At Large position.

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2. Repairs have been completed on the two units that sustained winter weather-related damages. The Board approved a roof inspection with *Holbrook Roofing* which will include sealing all popped nails and sealing all vents, pipes and stacks.

E. New Business

1. The Board is pleased to report that we have changed insurance companies from *Daly-Merritt* to *Farm Bureau* for our building and property insurance. After reviewing our policies and coverages, our *Farm Bureau* agent came back with a quote that resulted in a 40.7% savings for the Association.
2. The Board has accepted the bid from *Quint Plumbing* for \$3,600 for the lift station project. The Board to purchase the new pumps and electrical panel directly to save money. Notices will be posted to notify residents of any water restrictions, etc.
3. Per the Long-Term budget, we are due for the parking lot to be sealed and re-stripped this year. The Board to schedule this; notices will be posted for alternate parking.
4. The bi-annual carpet cleaning has been scheduled for Monday, May 14th between 9-10:00am. Any resident interested in having their own carpet cleaned (at own expense) during this time should call Tammy at *All Around Carpet Care* at: (734) 675-6170.
5. Dock Committee Report: The Dock Committee met on April 11th to discuss dock related information and upcoming projects. Dock owners will receive a copy of the meeting Minutes. The Committee has extended an open invitation to the community to come down to the docks over Memorial weekend to check out and enjoy the dock area.

F. Adjournment – meeting adjourned at 9:00pm. Next meeting May 8, 2018.

Minutes submitted by: Cindy Parkhurst, President

Minutes and much more can be found on our website:
www.islandviewcondos.net