

**Islandview Condominium Association**  
**Board Meeting Minutes**  
**July 17, 2018**

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

**Absent:** Bob Cosgrove, Brennan Rees

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

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

1. The June 20, 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 June month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. Delinquent Dues update: Delinquent Dues accounts have been brought current except for one account, \$2,652 including late fees; legal proceedings pending.
3. After discussion, the Financial Report was approved.

**D. Old Business**

1. The lift station project is scheduled to go forward the second week of August. Residents will be notified of any water restrictions.
2. The Board followed up on resident complaints regarding the disposal of cigarette butts on ground floor patios, and within the grounds. There appears to be much improvement. Please help keep our grounds beautiful by disposing of smoking materials properly.
3. The roof inspection has been completed and there were no major issues found, mainly those consistent with a 12-year-old roof: nail pops, loose collars around vent stacks, etc. *Holbrook Roofing* performed the inspection and repaired those items as the Board is working to address the various leaks reported by residents last winter.  
The Board will next look into all options to replace and/or repair the siding, which is 30 years old and has several problem areas.

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**E. New Business**

1. The Board has received a written complaint regarding a dog being off the leash. The Bylaws and Islandview Pet Policy requires that **dogs must be on a leash at all times anywhere within the grounds AND hallways**. Violators of this policy will receive a written warning before entering the fine system, which starts at \$50 for the first offense, \$100 for the second offense, and \$250 for the third offense. Subsequent violations may result in the removal of the dog.  
Please refer to the Islandview Pet Policy on our website for further information. If you would like a printed copy of the Pet Policy, please contact Board President Cindy Parkhurst.
2. The Board discussed several issues regarding parking such as:
  - Residents and/or guests parking through two parking spaces – as a courtesy to all residents, please ensure that you **park between the lines**.
  - Vehicles overhanging the sidewalk – bumpers and trailer hitches overhanging the sidewalk pose a safety hazard for residents walking on the sidewalk, particularly at night. This also impedes snow removal during the winter months. Please keep vehicles back from the sidewalk.
  - Multiple vehicle households parking all their vehicles in front of the buildings - each unit is generally permitted **one parking space** on the front line. Multiple vehicle households should utilize their carport, the parking area in the northwest corner of the parking lot, or up on the hill near the entrance.
  - **Guests and Dock renters should also park in the northwest corner or up on the hill.**
  - As Handicap parking spaces are limited, please be courteous and use your carport if you plan to park in the Handicap spaces longer than 2 or 3 days.
  - Landlords: please discuss these items with your renters to ensure their compliance.
3. Recently, there have been several instances of residents leaving rocks or other items in the security doors to prop them open. Door props are permitted on a **short-term, temporary basis only**, and must be removed immediately for the security of the buildings and our residents.

**F. Adjournment** – meeting adjourned at 8:40pm. Next meeting August 21, 2018.

Minutes submitted by: Cindy Parkhurst, President

*Minutes and much more can be found on our website:*  
[www.islandviewcondos.net](http://www.islandviewcondos.net)