

**Islandview Condominium Association
Board Meeting Minutes
November 20, 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 6:40pm by Cindy Parkhurst.

B. Submission of October meeting Minutes – Cindy Parkhurst

1. The October 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 October month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. Delinquent Dues: One account - 16 months, two accounts - 3 months.
3. After discussion, the Financial Report was approved.

D. Old Business

1. The carpet in the hallways and stairs was cleaned on November 5. Within a week and a half, several new stains appeared. These stains included muddy footprints, and what appears to be a garbage bag being dragged along the carpet, leaking a substance of some kind which left a stain.

The Board received a comment/recommendation form from a Co-owner suggesting that spot cleaning needs to be done. The carpet is cleaned twice a year: once in the spring and once in the fall at a cost of \$700/cleaning. It's simply not practical to bring the carpet cleaning company out every time new stains appear; in this case, we would have had to bring them out a week and a half after the fall cleaning!

The Board is asking all residents to please use the entry mats both inside and outside to remove mud and debris from your shoes before entering. Do not drag garbage bags along the carpeting, and please contain liquids/oils in your garbage. If you create a stain on the carpeting, please clean up after yourself. Help us keep our carpeting clean!

Islandview Condominium Association
Board Meeting Minutes
November 20, 2018

2. The Board continues to explore various option for repairing or replacing the siding. To date, we have received two bids for repairing deteriorated wood and repainting. We are still seeking bids for a total replacement.

E. New Business

1. The Board received an email from a Co-owner regarding the entry door at the west entrance of 2445, which occasionally doesn't shut completely especially during certain types of weather. The Board to contact a door company for repairs or possible replacement.
The same Co-owner also asked about preparations for the winter with regard to our roof and gutters. In July 2018, the roof was inspected by Holbrook Roofing. The inspection included nailing down and sealing all popped nails, sealing, securing and/or replacing loose collars around the vent stacks, and sealing other penetrations.
The Board has also received a bid to clean the gutters and is in the process of getting this completed.
2. The Board received a comment/recommendation form asking to evaluate the need for additional handicap parking spaces. The Co-owner is in the process of selling her unit, and a concern had been raised by potential buyers regarding handicap parking.
Currently, the parking lot has two handicap parking spaces per building. The Board to consult with the City whether there are codes or statutes regarding handicap parking requirements.
3. A Board member received a question from a Co-owner as to whether they can apply tinting to their sliding glass doorwall. It was noted that the Bylaws prohibit alterations in exterior appearance (Article VI, Section 2, **Alterations and Modifications**)
Additionally, it was noted that the warranty from WeatherGard will be voided if there are any changes or alterations to their product.
4. The Board discussed purchasing one or two additional picnic tables for the boardwalk. Tabled to next spring.

F. Adjournment – meeting adjourned at 8:10pm. Next meeting January 15, 2019.

Minutes submitted by: Cindy Parkhurst, President

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