

Islandview Condominium Association  
Board Meeting Minutes  
February 19, 2019

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

**Absent:** None

**A. Call to order** – The meeting was called to order at 6:40pm by Cindy Parkhurst.

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

1. The January 15, 2019 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 ledgers. The Annual Budget was also reviewed.
2. Delinquent Dues: One account - 18 months, two accounts - 3 months.
3. After discussion, the Financial Report was approved.

**D. Old Business**

1. As reported in the January Minutes, hallway painting, carpet replacement, and tree trimming are scheduled projects for 2019, per the long-term maintenance schedule. Additionally, there are several cement and sidewalk repairs that have become necessary, and the Board continues to seek bids for either siding repair or replacement.  
All these items will be discussed and prioritized at the Annual Meeting of Co-owners on March 13, 2019. Co-owners are encouraged to attend as your input is needed.

**E. New Business**

1. The Board approved the purchase of a roof rake to remove snow from the entryway eaves. This should help to prevent accumulating snow from melting and refreezing and melting again, which caused leak issues last winter in some entryways.

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2. The broken dumpster lid has been replaced.
3. Islandview landlords are reminded that the City of Trenton requires a Certificate of Compliance for rental units. The Certificate must be updated every 3 years. The Board is requesting a current copy of the Certificate of Compliance from our landlords.
4. The Board continues to plan for the Annual Meeting of Co-owners on March 13, 2019. Detailed information will be mailed to all Co-owners toward the end of February. Please make plans to attend!

**F. Adjournment** – meeting adjourned at 8:20pm. Next meeting: Annual Meeting, March 13, 2019.

Minutes submitted by:                      Cindy Parkhurst, President