

Islandview Condominium Association  
Board Meeting Minutes  
May 21, 2019

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

**Absent:** None

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

**B. Submission of April Minutes – Cindy Parkhurst**

1. The April 16, 2019 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 April month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. Delinquent Dues: One account - 21 months (legal action in progress), one account - 3 months.
3. After discussion, the Financial Report was approved.

**D. Old Business**

1. *Klamm Outdoor Care* cleaned the gutters and completed the spring clean-up of the carports and grounds.
2. The hallway carpet cleaning is scheduled for Monday, June 10. Residents interested in having their carpet cleaned at the same time (at own expense) may call *All Around Carpet Care*: (734) 675-6170.

**E. New Business**

1. The Board continued discussing siding options. After seeking bids from nine companies to replace the siding, we have received one bid to date – for over \$400,000. The difficulty has been finding a company that can handle a job of this size. Discussion included hiring a project

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manager (architectural/engineering) to assess our buildings and advise as to proper repairs to do the job right. Discussion also included prioritizing problem areas and doing the work in phases over the course of several years. Again, once the Board has all the options and costs together, we will present this info to the Co-owners for discussion and vote.

2. *Apex Sprinkler* was here to turn on the sprinkler system and perform maintenance on 2-3 sprinkler heads that needed replaced.
3. The grass in front of a lower unit patio has been completely eroded due to construction projects and/or persistent use of the area for dog waste. The Board to consult with our lawn maintenance company to replace the grass and discuss the problem with the Co-owner. Future damage may be billed to the Co-owner.  
Residents are asked to please do their part to help maintain our grass and grounds by walking their dogs instead of allowing them to relieve themselves in the same area, and to use care with the grass in front of your patios.
4. It was brought to the Board's attention that someone threw a loveseat into one of the dumpsters. This is NOT acceptable. Please be considerate of our community and report large items to the City for special pick up: (734) 676-5496.
5. The Dock Committee is hosting a kickoff to summer Fish Fry on Saturday June 15 for all residents. Shane LeMay will perform, and there will be a gas fire pit for later in the evening. Flyers to be posted. **\*\*Postponed to June 23\*\***

**F. Adjournment** – meeting adjourned at 8:00pm. Next meeting: June 18 2019.

Minutes submitted by: Cindy Parkhurst, President