

Islandview Condominium Association  
Board Meeting Minutes  
September 10, 2019

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

**Absent:** Bob Cosgrove

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

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

1. The August 14, 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 August month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. Delinquent Dues: One account - 25 months, legal proceedings in progress.
3. After discussion, the Financial Report was approved.

**D. Old Business**

1. The Board discussed plans for the Special Meeting of Co-owners regarding the siding project. The meeting will take place on Wednesday, September 11 2019. All Co-owners are encouraged to attend.
2. The Board approved the bid from *Cassino Construction* for sidewalk replacement to include the 12 slabs running along the west side of 2445, two broken/cracked slabs on the north side of 2445, and one slab at the entry of west 2465. We are on their schedule for early next spring. The Board will assess the leveling needs of the sidewalks after replacing the slabs.

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**E. New Business**

1. The Association was audited by our insurance company regarding Workers Compensation coverage. All of our contractors were found to be in compliance, with the exception of our lawn and snow maintenance company who had let their insurance lapse. After talking to the contractor, and discussion at the September Board meeting, the Board has decided to go in another direction with our lawn and snow maintenance.
2. The Board received a question from a Co-owner asking if she should post a sign on her door noting her use of oxygen use to prevent an accident due to smoking. The Board agreed that this would be a good idea but would like to remind all residents that smoking is NOT permitted anywhere in the entries, hallways, and stairways.
3. We are due for the bi-annual cleaning of our hallway carpeting. Flyers will be posted announcing the date, in which Co-owners may schedule their condo carpet cleaning at the same time, at own expense.
4. The 3<sup>rd</sup> annual *Trick or Treat at Islandview* will take place on Thursday, October 31 2019. All residents are invited to join us at the top of the hill for a very fun evening with your neighbors. Flyers and details to be posted.

**F. Adjournment** – meeting adjourned at 8:30pm. Next meeting October 15, 2019.

Minutes submitted by: Cindy Parkhurst, President