

Islandview Condominium Association
Board Meeting Minutes
October 15, 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 7:00pm by Cindy Parkhurst.

B. Submission of September meeting Minutes – Cindy Parkhurst

1. The September 10, 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 September month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. Delinquent Dues: One account - 26 months, legal proceedings in progress.
3. After discussion, the Financial Report was approved.

D. Old Business

1. At the September 11, 2019 Special Meeting of Co-owners, the assessment for the siding and painting project was unanimously approved by vote of the Co-owners. Per the Master Deed, the assessment is calculated by percentage of value and Co-owners should have received their assessment worksheet by now. The due date for payment is May 1, 2020. **If you have not received your worksheet, please contact Treasurer Jennifer Afonica immediately.**
2. After interviewing several lawn and snow maintenance companies, the Board has accepted the bid from *Elegant Greens*. Their service will begin on November 1, 2019.
3. The hallway carpet cleaning is scheduled for Monday, October 28, 2019. Co-owners may schedule their own cleaning (at own expense) by calling *All Around Carpet Care* at 734-675-6170.

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4. Denise Cosgrove will be contacting residents over the next few months to schedule cleaning of A/C lines. The drain hoses will also be replaced where necessary. Residents will be required to provide clear access to their furnace/AC unit. This is an important maintenance item that helps prevent damage from water leaks.
5. We are on schedule with *Handy Feller* for tree trimming in November.

E. New Business

1. The Board is seeking bids to have the exterior dryer vents cleaned, as some partially blocked dryer vents have been noted. If you are experiencing abnormally long drying times or excess humidity and lint in your laundry area, please contact a Board member. These are symptoms of a blocked dryer vent and could potentially cause a fire.
2. A Board member reported a leak at the round window of southwest 2445. The Board to contact WeatherGard.
3. The Board continues to seek bids for gutter repairs and additions on the buildings. This is another phase of the siding project that we're hoping to do upon completion of the main project next spring.
4. Fred Konchan requested, and the Board approved, the purchase of a hose to clean excess grease around the walls of the lift station pit. Fred will monitor the pit and clean as needed, which eliminates the need for professional cleaning.
Bob Cosgrove and Jeff Mauritho repaired and repainted the dumpsters, saving the Association the cost of professional repair or replacement. Many thanks to all of you for your work on behalf of our community!

F. Adjournment – meeting adjourned at 8:10pm. Next meeting November 19, 2019.

Minutes submitted by: Cindy Parkhurst, President