

Islandview Condominium Association
Annual Meeting Minutes
June 23, 2020

A. Call to Order - The meeting was called to order at 6:40pm by President Cindy Parkhurst.

B. Greeting and introduction of Board members

1. Present: Jennifer Afonica, Bob Cosgrove, Denise Cosgrove, Dawn Paluszny, Cindy Parkhurst.
Absent: Fred Konchan

C. Submission of proxies and establish quorum

1. 25 in attendance, 6 proxies - total 31, quorum established.

D. 2019 Annual Meeting minutes – President, Cindy Parkhurst

1. Copies of the March 13, 2019 Annual Meeting Minutes were made available to Co-owners.

E. Financial Report - Treasurer, Jennifer Afonica

1. The receivables/disbursements ledger, current account balances, actual 2019 operating budget, and the projected 2019 operating budget were reviewed. Copies of these items were made available to Co-owners.
 - It was noted that the Association's books are available upon request to any Co-owner at a reasonable time. Any Co-owner interested in viewing the financial books can call Jennifer to set up an appointment.
2. Delinquent Dues: One account - 35 months in arrears, foreclosure in progress.
3. The Board is very pleased with the collection rate of the special assessment for the building painting project. At this writing, four units remain to pay their assessment. On behalf of our community, thank you for your timely payment!
4. Motion made and seconded to accept the Financial Report; Financial Report accepted.

F. Old Business - Cindy Parkhurst

1. The year in review: March 2019 – June 2020
 - We are approaching the two-year anniversary of the sewer lift station replacement and have had zero issues or alarms! All residents are reminded to do your part to prevent damage and costly repairs:
 - Wipes of any type should **never** be flushed down the toilet, even if they say “flushable”
 - **ONLY** toilet paper and human waste should ever be flushed down the toilets

Islandview Condominium Association
Annual Meeting Minutes
June 23, 2020

- NO grease and **minimal food items** should be placed down the disposal and drains
- Building painting project approved in September 2019; work has begun. Balconies and patios will be painted as well, timeframe to be determined. Should your patio or balcony need any wood repairs or replacement, now the time to get this done before painting.
- Insurance company audit to determine if contractors have proper Worker's Comp insurance. Unbeknownst to the Board, our previous lawn service had let their insurance lapse which resulted in a fine for the Association, and the Board deciding to hire a new lawn service.
- The Association hired a contractor to inspect and clean out all A/C lines and replace the A/C hoses. This required maintenance project is an important step in preventing leaks. At this writing, there are five units remaining; Denise Cosgrove will be contacting the remaining residents to get this project completed.
- In November 2019, the Board approved a bid for several sections of sidewalk to be replaced in 2020. The timeframe to be determined.
- The Board also approved gutter repairs and replacement in November 2019. This project will take place after the building painting project.
- Dryer vent cleaning was also approved in November 2019; timeframe to be determined.
- Discussion also included the continuing problem with mail and packages being mis-delivered. Treasurer Jennifer Afonica has made temporary signs at the entries that lists condo numbers for that particular entrance, in an effort to help the delivery drivers. If you see mis-delivered mail or packages, please look out for your neighbors and place at the correct entrance.

G. New Business – Cindy Parkhurst

1. Election of Board Members – No Board of Directors nomination forms were received. Bob Cosgrove and Dawn Paluszny were re-elected to the Board.
2. Board President Cindy Parkhurst gave an overview of the various plumbing and leak issues that have affected several condo units. Repairs are in progress.
3. Copies of the Annual and Long-term budgets were made available to Co-owners.
4. There are two items on the long-term budget that are on the agenda for 2020: dock erosion and gazebo maintenance. Dock erosion refers to the normal settling of the ground at the boardwalk and is

Islandview Condominium Association
Annual Meeting Minutes
June 23, 2020

scheduled every five years. Gazebo maintenance involves power-washing and painting the gazebo and is scheduled every four years. One idea that has been discussed is to tear down the gazebo and replace it with a propane fire pit. This would entail approval by 2/3 of Co-owners and would obviously include several policies and rules to maintain the peace and comfort of all residents. This idea was met with a mixed reaction by Co-owners present. It was noted that the fire pit was just a suggestion and something for Co-owners to think about.

H. Open Discussion

1. Board President Cindy Parkhurst began the Open Discussion portion of the meeting with some reminders for all residents:
 - In view of the various plumbing and leak issues that have occurred, the Board reminds all residents to report any issues or damage immediately.
 - Please slow down while driving through the parking area!
 - Be courteous with the handicap parking spaces. Long-term parking in the handicap spaces (longer than a day or so) is discouraged as it prevents others from using these spaces. PLEASE use your carport if you will park longer than a day or so.
 - As a courtesy to your neighbors, PLEASE park in front of your own building.
 - If you have multiple vehicles, do not park them all at the “front line”. Use your carport, the extra parking area at the top of the parking lot, and the northwest corner.
 - Guests must park at the top of the parking lot, the northwest corner, or the street.
 - Garbage bags and personal property are not permitted to be stored in the hallway, per the Bylaws and City of Trenton Fire Department codes. One door mat and one small decorative item are permitted.
 - Please be mindful that residents have varying work schedules. Loud voices in the hallway and stomping up and down the stairs is a frequent complaint.
 - The Association owns the dumpsters. This means that if they get damaged or need to be replaced, we all pay for it. Garbage should always be bagged and large items placed outside for pick up by the City. Large items must not block the dumpsters or lean against them.
 - Storage of items in the carports is getting out of control and is becoming detrimental to the appearance of the Condominium. Article VI (Restrictions), Sections 5-7 of the Bylaws address this issue and, strictly speaking, the Bylaws do not permit storage of any personal items on the Common Elements. While the Board is reluctant to strictly enforce these restrictions, we are requesting that residents take steps to clean up their carports and keep storage to a minimum.

Islandview Condominium Association
Annual Meeting Minutes
June 23, 2020

- During a springtime walkaround and inspection of the property, Board members noted large amounts of cigarette butts, construction debris including nails, and chewing gum spit out on the grounds and in the bushes. We sincerely hope that none of our residents are responsible for the chewing gum and cigarette butts! PLEASE do not dispose of these items on the grounds, and do not permit your guests to do so. Also, residents are responsible to clean up any debris from their construction projects.
2. Co-owner comment that the parking lot is developing cracks and needs to be sealed. It was noted that this is scheduled every three years per the long-term budget and is on the agenda for 2021. The Board agreed to take a look at the parking lot and reevaluate the frequency of the sealing schedule.
 3. Carol and Mac McAdam have donated a few chairs for resident's use at the gazebo and boardwalk areas. Please return the chairs to gazebo after use. Thank you, Carol and Mac!
 4. Co-owner comment regarding the brown appearance of the grass. We experienced an issue with our sprinkler system; Apex Sprinkler came out on June 19 to reset the timers and system.
 5. Co-owner recommendations for deck railing replacement. Mac McAdam put together a detailed overview for replacing deck railings; if interested, please contact Mr. McAdam.
 6. Two Co-owners expressed their interest in purchasing and/or leasing a boat dock. If you are looking to sell or lease your boat dock, please contact a Board member. Note: Article VI, Section 18 prohibits the sale of a boat dock to anyone other than a Co-owner without written approval of the Board.
 7. Co-owner comment regarding the ground cover in front of her unit which attracts mice. Orkin has been out twice to address this issue by laying traps and plugging openings at or near the foundation. Orkin did note that mice are a common nuisance living near the water. Sgt. At Arms Bob Cosgrove placed additional traps in the area to try to help the situation.

I. Adjournment – Meeting adjourned: 8:10pm. Minutes submitted by: Cindy Parkhurst, President