

Islandview Condominium Association
Board Meeting Minutes
February 25, 2020

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 January meeting Minutes – Cindy Parkhurst

1. The January 22, 2020 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.
2. The 2020 Annual Budget was reviewed and finalized; the long-term budget was also reviewed.
3. Delinquent Dues: One account - 31 months, foreclosure in progress.
4. After discussion, the Financial Report was approved.

D. Old Business

1. As of this writing, 11 condo units remain to have their A/C line cleaning and hose replacement. Several units were found to need further repairs. Denise Cosgrove will continue to coordinate appointments with the remaining residents.

PLEASE NOTE: this inspection is necessary preventative maintenance to prevent water damage from a blocked A/C line, and to install the new flexible hosing. Per the Bylaws, Article VI, Section 11: Association's Right of Access, residents are required to permit access "as may be necessary for the maintenance, repair or replacement of any of the Common Elements".

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E. New Business

1. The Board went over the agenda for the Annual Meeting of Co-owners, which will take place on Wednesday, March 18, 2020.
 - **REMINDER:** The meeting time has been moved to 6:30pm (instead of 7:00). A pasta bar dinner will be served at 6:00pm.
 - **IMPORTANT:** If you are unable to attend the meeting, please make sure to submit a Proxy to your designated voting representative. Proxies will be mailed to all Co-owners.
2. The Board received a request from a Co-owner to install a “Ring” doorbell type camera at the main entrance of their building. This type of attachment is not permitted per the Bylaws, Article VI, Section 2: Alterations and Modifications without the “express written approval of the Board of Directors”. Section 2 continues: “The Board of Directors may approve only such modifications as do not impair the soundness, safety, utility or appearance of the Condominium”.

Aside from not being permitted, the concern was raised that if one resident were to install such a doorbell, other residents at the entrance may follow suit, potentially resulting in 12 “Ring” doorbells installed at the entry. As this would definitely impair the appearance of the Condominium, the request was not approved.
3. A ground floor condo unit has sustained bathroom damage from a large stress crack in the main toilet line. The Association insurance company is working with affected residents to assess the damage and facilitate repairs.

F. Adjournment – meeting adjourned at 8:40pm. Next meeting March 18 2020, Annual Meeting.

Minutes submitted by: Cindy Parkhurst, President