

Islandview Condominium Association
Board Meeting Minutes
May 28, 2020

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 6:35pm by Cindy Parkhurst.

B. Submission of February meeting Minutes – Cindy Parkhurst

1. The February 18, 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 April month-end receivables and disbursements ledgers. The 2020 Annual Budget was reviewed.
2. Delinquent Dues: One account - 34 months, foreclosure process delayed due to Covid-19.
3. After discussion, the Financial Report was approved.

D. Old Business

1. As of this writing, 4 condo units remain to have their A/C line cleaning and hose replacement. Several units were found to need further repairs. We will resume this project as soon as permitted. **PLEASE NOTE:** this inspection and repair is required 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".
2. The Board has continued to work on the water leak issues in building 2465, which have affected seven units. Plumbing repairs were made and the drying out and drywall repairs will be starting soon. This has been a very trying situation for all involved, made all the worse by Covid-19 restrictions. We apologize for the inconvenience

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E. New Business

1. As you are aware, the March 18, 2020 Annual Meeting was postponed due to the current health crisis. The Board discussed holding a less formal meeting right here at Islandview, down by the gazebo area. Co-owners will be asked to bring a lawn chair and their own beverages. Food will not be served. Depending on State and Federal guidelines, masks and social distancing protocols may be in place. Obviously, if you are sick, please do not attend.

Detailed info will be mailed to all owners, but at this writing, we are looking at June 23 (June 24 in case of rain)

- **REMINDER:** The meeting time has been moved to 6:30pm (instead of 7:00).
 - **IMPORTANT:** If you are unable to attend the meeting, please make sure to submit a Proxy to your designated voting representative. Proxies were mailed to all Co-owners. If you need a proxy, please contact Cindy Parkhurst at 734-692-1640
2. The building painting project is scheduled to begin the second or third week of June. The project is expected to take three months to complete. As there will be crews working around the buildings and on ladders, please be mindful of your privacy with regard to window blinds/shades/curtains. Your patience during this project will be greatly appreciated.
 3. There have been several instances of mail and packages being delivered to the wrong addresses. Cindy Parkhurst reached out to the local post office as well as the US Postmaster General to no avail. Jennifer Afonica has posted new signs at each entry listing the unit numbers for that entrance in an effort to improve the situation. All residents are asked to please double check mail and packages before opening.

F. Adjournment – meeting adjourned at 8:40pm. Next meeting July 21 2020.

Minutes submitted by: Cindy Parkhurst, President