

Islandview Condominium Association
Board Meeting Minutes
August 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 6:35pm by Cindy Parkhurst.

B. Submission of July Minutes – Cindy Parkhurst

1. The July 21, 2020 Annual 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 July month-end receivables and disbursements ledgers. The 2020 Annual Budget was reviewed.
2. Delinquent Dues: One account - 37 months, foreclosure proceedings have resumed following Covid-related delay.
3. After discussion, the Financial Report was approved.

D. Old Business

1. Plumbing repairs: Our insurance company has given the green light to our contractor to purchase the items needed to begin putting the bathrooms back together. However, the insurance company requested a second bid for the plumbing work, which has been completed. We are now waiting for the final authorization from *Farm Bureau* to proceed. Again, the Board is very mindful of the inconvenience this has caused the affected Co-owners, and we're thankful for your continued patience as we work through this process.
2. The gutter project has been completed. *Allied Gutter* repaired and replaced existing gutters and/or added new gutters in 20 areas around the buildings. The Board is hopeful that these repairs and additions will greatly reduce the water damage that we've been experiencing.

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3. The A/C hose replacement and line cleanout has been completed.
4. Sprinkler system repairs have been completed. 18 sprinkler heads were replaced, and the system was reset. Co-owner Mike Gabert, with a background in certified landscape irrigation audits, has volunteered to review and adjust our system. One area we'd like to discuss with Mr. Gabert is the setting for the north side of 2465, which is frequently saturated. The Board is very appreciative of the help!
5. The Board received a Co-owner Repair request form for stains on the wall in the hallway. Specifically, there are stains running down the wall beneath a hanging picture. This appears to be caused by the adhesive on the back side. The Board to see what can be done. It was noted that hallway painting is slated for 2021.

E. New Business

1. The new picnic table arrived and on the evening of August 25, it was assembled in what was a true community effort. Many thanks to Bob Cosgrove, Rubin Dimoski, Larry Curcuru, Jeff Mauritho, Steve Lozon, and Mac McAdam for their help with this!
2. The Dock Committee is planning on a meeting of Dock Owners for September 23. Details will be forthcoming.
3. There are a lot of realtor-type lock boxes at the entries but as far as we know, there are no condos for sale at this time. The Board is planning to have these removed unless they belong to a Co-owner, in which case we ask you to please contact a Board member. Previously, realtors were placing lock boxes on the door handles of the entries. The realtor hooks were installed to eliminate this problem - they are not intended for spare keys.

F. Adjournment – meeting adjourned at 7:55pm. Next meeting September 15 2020.

Minutes submitted by: Cindy Parkhurst, President

Minutes and much more can be found on our website:
www.islandviewcondos.net