

Islandview Condominium Association
Board Meeting Minutes
July 21, 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 7:10pm by Cindy Parkhurst.

B. Submission of Annual meeting Minutes – Cindy Parkhurst

1. The June 23, 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 June month-end receivables and disbursements ledgers. The 2020 Annual Budget was reviewed.
2. Delinquent Dues: One account - 36 months, foreclosure proceedings have resumed following Covid-related delay.
3. We are pleased to report that, except for the foreclosure unit, all Special Assessments for the building painting project have been paid. On behalf of the Association, thank you for your timely payment and investment in our property!
4. After discussion, the Financial Report was approved.

D. Old Business

1. The painting project is underway, and progress can be seen daily. *Prestige Painting* has done a meticulous job on the south side of 2465 repairing/replacing bad wood and priming the siding for painting. The feedback from residents so far has been very positive.
2. As of this writing, 4 condo units remain to have their A/C line cleaning and hose replacement.
PLEASE NOTE: this inspection and repair is required maintenance to prevent water damage from a blocked A/C line, and to install new flexible hosing.
3. Plumbing repairs: The plumbing repairs and mitigation steps have been completed. A stack test was performed on the system and no further leaks were found. At this writing, we are awaiting inspections

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www.islandviewcondos.net

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from the City of Trenton before we can begin drywall repairs/replacement and putting the bathrooms back together. The Board is very mindful of the inconvenience this has caused the affected units, and we're thankful for your continued patience as we work through this process.

4. The Board is also working through some unrelated leak issues in 2465. These appear to be caused from previous repairs that were not done correctly, and/or age-related.

Additionally, we are working through some roof leak and exterior A/C pipe issues in 2445. *Holbrook Roofing* came out for roof repairs, and *Quint Plumbing* came out to redirect and extend the A/C pipe. We're currently seeking bids to repair drywall and/or floor damage.

The timely reporting of these leak issues was much appreciated and likely prevented severe damage.

E. New Business

1. The Board has undertaken a project to update all Co-owner Registration forms. Jennifer Afonica has taken the lead on this project and your timely response is greatly appreciated. The Michigan Condominium Act requires certain information be kept on file by the Association.

In conjunction with the Registration form, now is a good time to ensure that the Board has a current copy of the key to your condo. The keys are stored in a locked key box and are only used for emergency purposes such as leaks or fire, etc. Additionally, being locked out of your condo is not the time to find out that there is no backup key on hand for your condo. We've had it happen!

2. The Board received a report that the east 2445 entry door is not closing properly; Bob Cosgrove to assess the issue and see if he can repair it, or if we need to call a door company.
3. Several carports are being used for storage of supplies, materials, personal property, trash etc which is a violation of Bylaws Article VI, Section 5 "Aesthetics". This Bylaw states, in part, that no condition shall be maintained by a Co-owner which is detrimental to the appearance of the Condominium. The Board has generally permitted bicycles and kayaks, but the situation in the carports has gotten out of hand. PLEASE clean up your carports before it becomes necessary to send letters and/or impose fines.

F. Adjournment – meeting adjourned at 8:30pm. Next meeting August 18, 2020.

Minutes submitted by:

Cindy Parkhurst, President