

Islandview Condominium Association  
Board Meeting Minutes  
October 20, 2020

**Present:** Jennifer Afonica, Bob Cosgrove, Denise Cosgrove, Dawn Paluszny, Cindy Parkhurst

**Absent:** Fred Konchan

**A. Call to order** – The meeting was called to order at 6:45pm by Cindy Parkhurst.

**B. Submission of September Minutes – Cindy Parkhurst**

1. The September 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 September month-end receivables and disbursements ledgers. The 2020 Annual Budget was reviewed.
2. After discussion, the Financial Report was approved.

**D. Old Business**

1. Plumbing repairs: As reported last month, having received final approval from our insurance company to proceed with the bathroom reconstructions, our contractor, *Kapi Construction*, was beginning the process of purchasing the materials needed. Unfortunately, the shower stalls that were expected to arrive by the third week of October were backordered by the manufacturer for at least 10 weeks (and likely longer) due to Covid-19 shortages. Adam Kapi was able to procure alternate showers by the same manufacturer (Sterling by Kohler), with the same quality and finish. As soon as the showers arrive, the reconstruction will resume.
2. *Prestige Painting* is nearly finished with the painting project, and the Board is planning a walk-around to inspect the buildings prior to submitting our final payment. The Board also accepted a bid from *Prestige* to paint the entry rails and spindles.  
Once this phase is completed, the Board will assess where we are financially and start planning the next phase which is painting the patios and balconies.

Islandview Condominium Association  
Board Meeting Minutes  
October 20, 2020

3. The concrete replacement has been postponed to next spring.

**E. New Business**

1. The shattered glass at the southwest entry of 2445 was replaced. Still unsure of the cause.
2. Reminder that large heavy items, construction materials, appliances, carpet, etc are not permitted to be placed in the dumpsters. Please call the City for large item pick up. As the dumpsters are owned by the Association, please do your part to help us maintain them!
3. Given the plumbing issues we've experienced in 2465, the Board discussed having the 2<sup>nd</sup> and 3<sup>rd</sup> floor shower seals inspected and resealed as a preventative maintenance measure. This was last done three years ago.  
Co-owners should also replace the wax seal under the toilet if you notice any water around the base of the toilet, floor damage, or a bad odor in the bathroom.  
Any water leaks should be reported immediately to a Board member.
4. The Board would like to thank Co-owner Mac McAdam for his excellent work refurbishing the gazebo. Mac has put a great deal of effort and TLC into this project, and we are so appreciative! Next spring, as part of Phase 2, we are planning to paint the gazebo using our new color scheme.

**F. Adjournment** – meeting adjourned at 8:00pm. Next meeting November 17 2020.

Minutes submitted by: Cindy Parkhurst, President