

Islandview Condominium Association
Board Meeting Minutes
September 22, 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 August Minutes – Cindy Parkhurst

1. The August 25, 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 August 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, our insurance company required a second estimate for the plumbing repairs, which was provided and accepted. Our contractor's estimate for the construction repairs has now been approved by the insurance company, and 28 permits were issued by the City of Trenton. With this final step, our contractor is purchasing all the necessary materials for the repairs, which should begin within the next couple weeks.

Once again, the Board is very mindful of the stress and inconvenience this has cause for all involved. We sincerely appreciate your continued patience as we work through this process.
2. Clarification regarding the gutter project: Last month it was reported that Allied Gutter repaired and replaced existing gutters and/or added new gutters in 20 areas around the buildings. No existing gutters were repaired or replaced, rather, 20 additional gutters were installed around the buildings.
3. Co-owner Mike Gabert, with a background in certified landscape irrigation audits, has reviewed our sprinkler system and offered several recommendations to improve the system. As we are in the middle of our painting project, and with the Fall season around the corner, the Board has decided to table the sprinkler repairs to next Spring.

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4. As reported last month, there are several realtor-type lock boxes at the entries, though there are no condos for sale as far as we know. Since no one has claimed these lock boxes, the Board will have them removed. Discussion also included requesting Co-owners to please notify the Board if you plan to sell your condo, and to have your realtor notify you or the Board if they need to hang a lock box.
5. Painting project: we have reached the home stretch of the building painting project! 2445 is nearly completed, and the gables and new gutters on 2465 will be completed once 2445 is done. The Board will be conducting a final inspection once the work is completed.
The second payment installment was made. The third and final payment will be made upon completion. We are likely looking at next spring for the patios and balconies. Again, if you need to replace any wood on your patio or balcony, please do so as soon as possible.

E. New Business

1. There have recently been several reports of door props being left in the entry doors, sometimes overnight. Door props are permitted on a *temporary* basis while unloading your vehicle, etc., and they must be removed immediately once the task is completed. This is a serious building security concern for residents. PLEASE do your part.
2. The Trenton city council is currently considering a proposal from *Crown Enterprises* to change the McLouth Steel property zoning back to Waterfront Industrial (from Mixed Use). A Co-owner, citing Islandview property values, has asked that the Board consider contacting the mayor of Trenton and City council members (on behalf of the Board of Islandview Condominiums) to support maintaining the current zoning of Mixed Use.
The Board feels that we should not speak on behalf of the Association, as we do not know how everyone feels about this matter. The Board *does* encourage all residents to make their thoughts known to the City.
3. The 3rd Annual “Trick or Treat at Islandview” is canceled for this year.

F. Adjournment – meeting adjourned at 8:15pm. Next meeting October 20 2020.

Minutes submitted by: Cindy Parkhurst, President