

Islandview Condominium Association
Board Meeting Minutes
February 23, 2021

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 6:35.

B. Submission of January Minutes – Cindy Parkhurst

1. The January 19, 2021 meeting Minutes were reviewed. No corrections, Minutes accepted.

C. Financial Report – Jennifer Afonica

1. Board members received and reviewed a copy of the January month-end receivables and disbursements ledgers. The proposed 2021 Annual Budget was reviewed.
2. The Financial Report was approved.

D. Old Business

1. The repairs and bathroom reconstruction have been completed on all seven units affected by the plumbing issues in 2465. This has been a long and difficult ordeal for all involved. The Board is grateful to our residents for their patience, and relieved to put this behind us.
2. **IMPORTANT REMINDER:** Patios and balconies will be painted as Phase 2 of the painting project gets underway later this year. If you have any wood that needs to be replaced, NOW is the time to do it to allow for the wood to cure.
3. Two Co-owners with extensive experience in sprinkler systems have reached out to the Board and offered their help. In addition to looking for a new sprinkler company, there are also several repairs and adjustments that need to be done. The Board to coordinate with the two Co-owners on this project.

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E. New Business

1. **IMPORTANT REMINDER:** Given the uncertainty of the Covid-19 situation, the Board has made the decision to postpone the Annual Meeting of Co-owners, which normally takes place in March. At this time, we are looking at mid-June, likely down at the Boardwalk area.

2. Recently, there have been several violations of the handicap parking policies. Specifically, parking in the handicap spaces without a valid sticker or permit in front of east 2465. And at west 2465, someone squeezed their vehicle into the striped area of the handicap space, which is intended for wheelchair access.
In consultation with the Trenton Police Department, the Board was told that since Islandview is private property, the police cannot ticket these violations. However, they did advise that we can have the vehicles towed.
PLEASE BE ADVISED: The Board has a ZERO tolerance policy on handicap parking violations. Violators WILL BE TOWED, no exceptions.

3. There have been several issues with the entry door locks and doors not closing, which typically happens during the colder months. The Board is looking into replacing all entry locks and mechanisms and adjusting the doors.

F. Adjournment – Meeting adjourned 8:25. Next meeting: March 16, 2021.

Minutes submitted by: Cindy Parkhurst, President