

Islandview Condominium Association
Board Meeting Minutes
July 20, 2021

Present: Jennifer Afonica, Denise Cosgrove, Nathan Groves, Laura Heinrichs, Fred Konchan, Dawn Paluszny, Cindy Parkhurst

Absent: None

A. Call to order – The meeting was called to order at 6:50.

B. Submission of Annual Meeting Minutes – Cindy Parkhurst

1. The June 15, 2021 Annual Meeting Minutes were reviewed. No corrections, Minutes accepted.

C. Financial Report – Jennifer Afonica

1. Board members received and reviewed a copy of the June month-end receivables and disbursements ledger, as well as the Annual Budget.
2. The Financial Report was approved.

D. Old Business

1. Denise Cosgrove has plans to meet with the Beautification Committee in the fall to work on the endcaps.
2. The Board discussed at length the Co-owner concern regarding offensive odors in the hallway. There was general agreement that there isn't much the Board can do, as we cannot dictate what people cook or smoke in their homes. However, we can request that Co-owners take reasonable steps to limit these odors with the use of exhaust fans, installing door sweeps and weather stripping around their entry door, and covering the vent from their condo unit to the hallway.
3. Lengthy discussion regarding parking. Along with noise complaints, parking complaints are the most frequently reported to the Board. This includes not parking in front of the building you live in, parking multiple vehicles on the front line, guests not parking in designated parking areas, and misuse of handicap parking spaces. Currently, there is no Bylaws language regarding assigned parking, other than carports. There has been a suggestion to amend the Bylaws to address these issues which would require approval by 2/3 of all Co-owners. The Board would prefer that Co-owners work together and have respect and courtesy for their neighbors. There are not enough parking spaces on the front line for everyone to park all their vehicles, so working together is necessary for fairness and consideration to all.

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www.islandviewcondos.net

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E. New Business

1. Board election: Jennifer Afonica, Denise Cosgrove, Fred Konchan, and Cindy Parkhurst retained their respective positions. Laura Heinrichs will serve out the Sgt. At Arms position that was vacated by Bob Cosgrove. Nathan Groves will serve in the “At Large” position. The Board is very happy to welcome Nathan and Laura!
2. Board members discussed items that are piling up in some carports again. REMINDER: carports may not to be used to store anything other than vehicles, bicycles, and kayaks. All other items must be removed. Please refer to Bylaws Article VI, Section 5, Aesthetics and Section 6, Common Elements.
3. Reminder also that boats, boat trailers, jet skis, campers, camping trailers, RV’s, commercial vehicles, etc are not permitted to be parked or stored in the parking lot (please refer to Bylaws Article VI, Section 7, Vehicles). The Board has a policy of extending a one-time, 3-day exception for those who may not know the rules. Please note this is a **one-time** courtesy.
4. Discussion also included replacing the aging intercom system. The Board to look into this as a possibility for 2022.
5. The gazebo will be refurbished and painted in the fall.
6. The Board is currently looking at options and seeking bids for new address signs at the entry ways.
7. A resident asked about the possibility of spraying for mosquitos. The Board to ask Orkin for a price, as well as to get rid of a hornet’s nest at the west end of 2445.
8. Discussion about the possibility of a wi-fi network either community-wide or for the common areas. The Board would need to look at the feasibility and costs before making a decision.
9. We are on the schedule with *Handy Feller* for tree trimming in November.

F. Adjournment – Meeting adjourned 9:00. Next meeting: August 17, 2021

Minutes submitted by: Cindy Parkhurst, President