

Islandview Condominium Association
Board Meeting Minutes
January 18, 2022

Present: Jennifer Afonica, Denise Cosgrove, Fred Konchan, Dawn Paluszny, Cindy Parkhurst

Absent: Nathan Groves

A. Call to order – The meeting was called to order at 6:35.

B. Submission of November Minutes – Cindy Parkhurst

1. The November 16, 2021 Minutes were reviewed. No corrections, Minutes accepted.

C. Financial Report – Jennifer Afonica

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

D. Old Business

1. The 2022 Annual Meeting of Co-owners will take place in June, on a date to be determined. The Board has learned that TV's *Grand Event* has been sold, however they will continue hosting banquets, etc.
2. The Board reviewed a draft of rules for use of the propane firepit that was donated to the Association by Bob and Denise Cosgrove. If any resident has a suggestion or concern regarding the firepit, please call or email Cindy Parkhurst.
3. The Board to consult with Ken of *Prestige Painting* on a recommended maintenance schedule for the buildings following the painting project, to include power washing and repairs/touch-ups as needed.

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E. New Business

1. The Board received a report of a raccoon in one of the dumpsters. Animal Control was called and advised that the raccoon should leave on its own as it's time for hibernation. Reminder to all residents to **please ensure that dumpster doors are completely closed**. The Board is looking into latches for the doors, as well as reminder stickers.
2. The Dock Committee meeting is scheduled for April, on a date to be determined.
3. The Board received a report that some of the door buzzers aren't working again. Previously, it was found that this was caused by the contacts getting dirty in the buzzer panel. Jennifer Afonica to clean the contacts; the Board will also look into replacing the door buzzers.
4. The Board discussed upcoming projects for 2022. These include:
 - Hallway painting
 - Sidewalk leveling
 - Dryer vent cleaning
 - Address dock erosion
 - Dock sealing
5. Discussion also included Phase 3 of the painting project, which is the carports. The Board to get an estimate from *Prestige Painting* and potentially schedule this for 2023.
6. During a power outage or an emergency, the hallway fire doors will close. These doors are not to be closed manually or kept closed. Please ensure that the fire doors remain open so that they will function properly in case of an emergency.

F. Adjournment – Meeting adjourned 8:10. Next meeting: February 15, 2022

Minutes submitted by: Cindy Parkhurst, President

Minutes and much more can be found on our website:
www.islandviewcondos.net