

Islandview Condominium Association
Board Meeting Minutes
March 22, 2022

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

Absent: None

A. Call to order – The meeting was called to order at 6:40.

B. Submission of February Minutes – Cindy Parkhurst

1. The February 24, 2022 Minutes were reviewed. No corrections, Minutes accepted.

C. Financial Report – Jennifer Afonica

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

D. Old Business

1. Board members have met with two contractors regarding the drainage issue in front of northwest 2465. A third contractor was a no call, no show and we will meet with another contractor on March 30. The Board to also consult with *Allied Gutter* about possibly reconfiguring the downspouts.
2. Regarding the issues with the mailbox in the east 2445 entry, the Board to set up a time with the Post Office to open the mailboxes so that Doug Socall can see what repairs need to be done.
3. A color scheme for the new address signs has been decided and the Board is awaiting a final proof.

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E. New Business

1. The hallway painting project is underway at this writing. In an effort to maintain the new paint, the Board has opted not to rehang the hallway pictures and will remove all potted plants and other decor. Jennifer Afonica has also cleaned all the lighting fixtures and will purchase new wall socket covers.
2. The Board is asking our residents to help maintain the new hallway paint by being mindful when moving furniture and other items that may damage the walls.
 - **Reminder:** The Bylaws prohibit storage of personal property anywhere on the Common Elements, including but not limited to shoes and boots, trash, bicycles, furniture, etc.
 - Additionally, the City of Trenton fire code prohibits items in the hallway that may become an obstruction in the event of an emergency.
 - **The only items permitted at hallway unit entries are doormats.**
3. Discussion also included preparations for the Annual Meeting of Co-owners to take place on June 15, 2022 at TV's Grand Event. There will be a mailing going out in April to all Co-owners with detailed information.

F. Adjournment – Meeting adjourned 8:05. Next meeting: March 15, 2022

Minutes submitted by: Cindy Parkhurst, President