

Islandview Condominium Association  
Board Meeting Minutes  
April 21, 2022

**Present:** Jennifer Afonica, Fred Konchan, Dawn Paluszny, Cindy Parkhurst

**Absent:** Denise Cosgrove, Nathan Groves

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

**B. Submission of March Minutes – Cindy Parkhurst**

1. The March 22, 2022 Minutes were reviewed. No corrections, Minutes accepted.

**C. Financial Report – Jennifer Afonica**

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

**D. Old Business**

1. Regarding the drainage issue at 2465, Board members have narrowed down the potential fix to two options: a) reconfiguring one or two downspouts and reducing sprinkler usage, and b) drainage grates and connecting the downspouts to an underground trench to divert water around the building to the south side. The Board to confer with an additional contractor for input.
2. As the Board has decided not to re-hang the hallway pictures, if a resident would like any of the pictures, please help yourself. Anything left over by May 20, 2022 will be thrown away.
3. The new address signs have arrived; the Board to arrange for Doug Socall to install them.
4. *A1 Concrete Leveling* will be here on May 3, 2022 between 8:00-8:30 to do the concrete leveling.
5. Denise Cosgrove has set a tentative meeting date of May 24, 2022 at 6:00pm for the Beautification Committee. Anyone interested in joining, please contact Denise.

**E. New Business**

1. The Board will begin throwing out items that are piling up behind the north carports. If any resident has items stored behind the north carports, **please remove by May 20, 2022.**

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2. It was noted that items are also piling up in the spaces between carports, and personal items are being stored on the Boardwalk, both of which are violations of the Bylaws that are subject to fines.

In dealing with Bylaws violations, the first step is always for a Board member to talk to a resident to explain the situation and ask for compliance. This is usually enough, and no further action is required. Occasionally a resident will ignore or otherwise not comply with a request. In this case, a letter will be sent with a warning that outlines the fine schedule. The next letter starts the fine process, and each successive violation increases the fine. The Board would **much** rather resolve these issues with a conversation instead of letters or warnings or fines. For your reference:

Article VI, Section 5, **Aesthetics** says, in part:

- *No activity shall be carried on, nor condition maintained by a Co-owner, either in a unit or upon the Common Elements, which is detrimental to the appearance of the Condominium.*

Additionally, Article VI, Section 6, **Common Elements** says, in part:

- *No Co-owner may leave personal property of any description unattended on or about the Common Elements.*

3. The Board approved replacement of the mailbox in the east 2445 entry.
4. The Board has approved the bid from *AJ's Lawn Care & Snow Removal* to address the Boardwalk erosion. The work is tentatively scheduled for May 24, 2022. The area will be blocked off for a minimum of two weeks to allow the new sod to establish.
5. The price for large item pick-up has increased from \$20 to \$35. Please be mindful when disposing of large items.
6. Board member ballots and voting proxy forms will be mailed to all Co-owners in mid-May prior to the Annual Meeting. If you are unable to attend the June 15, 2022 Annual Meeting, please return a signed proxy.

**F. Adjournment** – Meeting adjourned 8:30. Next meeting: May 17, 2022

Minutes submitted by: Cindy Parkhurst, President

*Minutes and much more can be found on our website:*  
[www.islandviewcondos.net](http://www.islandviewcondos.net)