

Islandview Condominium Association
Annual Meeting Minutes
June 15, 2022

A. Call to Order - The meeting was called to order at 6:35pm by President Cindy Parkhurst.

B. Greeting and introduction of Board members

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

Absent: None

C. Submission of proxies and establish quorum

1. 22 in attendance, 4 proxies - total 26, quorum established.

D. Moment of silence for Faith Cookson, Hal Akershoek, and Stephen Andrew.

E. Financial Report – Jennifer Afonica, Dawn Paluszny

1. The receivables/disbursements ledger, current account balances, actual 2021 operating budget, and the projected 2022 operating budget were reviewed. Jennifer and Dawn also discussed the Long-term budget which covers recurring maintenance items such as: building painting, hallway carpeting, roofing, etc .
 - Due to rising costs, there is a projected Long-term budget shortfall in 2025. This will likely lead to a Dues increase in the near future. It was noted that the last Dues increase was in 2016.
 - As always, the Association's books are available upon request to any Co-owner at a reasonable time, just contact Jennifer.
2. Motion made and seconded to accept the Financial Report; Financial Report accepted.

F. Old Business - Cindy Parkhurst

1. The year in review: June 2021 – June 2022
 - New entry locks and keys
 - Sinkhole repaired, parking lot resealed and restriped
 - Beautification Committee restarted (Renamed Garden Club)
 - New address signs installed
 - Phase 2 Painting project: patios and balconies painted
 - Resumed *Trick or Treat at Islandview*
 - Tree trimming, six nuisance trees removed
 - Hallway painting, including fire doors, completed

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- Sidewalk leveling completed
- 2465 water leak (#114, 214 and 314)
- Repaired dock erosion
- Purchased Boardwalk fire extinguishers/ropes for life preservers

G. New Business – Cindy Parkhurst

1. Election of Board Members – There was one Board of Directors nomination form submitted by Rubin Dimoski. The Board presented its slate and by a show of hands, Nathan Groves, Dawn Paluszny, and Rubin Dimoski were elected to the Board of Directors.

There has been some confusion regarding Board elections and the election ballot. Board President Cindy Parkhurst explained that:

- the Bylaws require a minimum of five Board members, and one must be a Marina unit owner
- there is no maximum limit of Directors; at one time the Board consisted of 12 Directors
- having an odd number of Board members is preferred in cases of a tie in the decision-making process
- the Bylaws require that the one-year terms be staggered, i.e., 1/2 Board members are up for election one year, the other half the following year
- the election ballot is a formality to inform Co-owners of who is up for election that year, in compliance with the Bylaws
- the Bylaws state that at Annual Meetings, all nominees stand as one slate; past practice has been to elect by a show of hands in this manner
- there are two methods for removal of a Board member:
 - a. any one or more of the Directors may be removed with or without cause by affirmative vote of more than 50% of the Co-owners
 - b. upon affirmative vote of a majority of the Board members, any officer may be removed either with or without cause.

2. 2022 projects:

- paint gazebo (donation from Bob & Denise Cosgrove)
- replace intercom/door buzzer system
- lawn drainage and erosion issues

3. Propane firepit – Bob & Denise Cosgrove have donated a propane firepit to the community. Co-owners were provided a list of proposed rules regarding use of the firepit (enclosed). After much discussion, Co-owners in attendance approved the firepit **on a trial basis** for the summer of 2022.

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4. Dock Committee report – Bob Cosgrove reported that repairs were made to several docks, and repainting of the docks is in progress. Leaking water spigots were repaired. Missing solar lights were replaced, as well as batteries. The new fire extinguishers were placed at each end of the Boardwalk, and ropes were attached to the life rings. The next dock project will be concrete replacement on problem areas of the finger piers.
Thank you, Bob!
5. Garden Club Committee report - Denise Cosgrove and Lisa Razo went over their plans for the beautification of our community. This will include hanging flower baskets at the entries. Thus far, the committee has done some work on the endcaps, and placed flower baskets at the Islandview sign. Thank you so much for your work!!

H. Open Floor Discussion

1. Co-owner question regarding the new recycling program in the City of Trenton. Jennifer Afonica talked to the City and at this time, condominiums are not included in this fee-based service.
2. No Trenton fireworks; Shane LaMay to perform at Islandview on July 4th. Details will be posted.
3. Co-owner asked if the 2445 east mailbox was going to be replaced. Jennifer Afonica explained that it has been purchased, as well as new outgoing mail baskets. We are working on getting these installed.
4. Co-owner asked if pictures will be rehung in the hallways following the painting project. It was noted that the previous pictures were old and outdated; the Board to look into fresh ideas.
5. Co-owner asked if the wall socket covers will be replaced in the hallway. The purchase and installation of new covers is in progress.
6. Co-owner comment regarding residents parking multiple vehicles on the front line instead of using their carports or the extra parking areas. Discussion included amending the Bylaws and/or the use of stickers. Over the years, the Board has repeatedly addressed this issue in the Minutes and/or by posted notices, yet it continues to be a problem. Unfortunately, our front-line parking is not equal to the number of condo units in each building. Therefore, we must rely on neighborly respect and courtesy in sharing the limited parking spaces. PLEASE do your part.
7. Co-owner comment regarding the loud and sometimes foul language music coming from other units and/or the dock area that has often disrupted their enjoyment of the property. Bylaws Article VI, Section 3, **Activities** states in part, that:
“no immoral, improper, unlawful or offensive activity shall be carried on in any unit or upon the Common Elements, nor shall anything be done which may be or become an annoyance or nuisance to the Co-owners. Nor shall any unreasonably noisy activity occur in or on the Common Elements or within any unit at any time.”

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Over the years, the Board has assessed fines as outlined in the Bylaws and will continue to do so. However, we encourage our residents to please help by calling law enforcement to deal with these issues.

8. Co-owner mentioned increasing the fine schedule for Bylaws violations. Currently, the fine schedule is:

- 1st occurrence: \$50.00
- 2nd occurrence: \$100.00
- 3rd and subsequent occurrences: \$250.00

The Co-owner suggested adding \$500 for the 4th and subsequent occurrences. This would require a Bylaws amendment which must be approved by 2/3 of the Co-owners. The Board to discuss at the next meeting.

9. Co-owner asked about replacing the flexible dryer vent hose attached to the back of her dryer, leading to the wall. This is an individual Co-owner responsibility.
10. Co-owner mentioned that some tree limbs are overlong and hanging over the sidewalk areas. She also noted “suckers” around some of the trees. Our tree trimming is scheduled every two years and was last completed in November 2021; Cindy Parkhurst to discuss with our tree trimmers.
11. Co-owner mentioned that, following the tree removal in November 2021, some of the stumps weren’t ground down. Cindy will also discuss this with our tree trimming company.
12. Co-owner asked about exterior and interior window washing. It was noted that we had the exterior windows power-washed last year, but they very quickly became dirty again.
13. Cindy Parkhurst outlined the steps required of Co-owners when experiencing a leak or other maintenance issue. It was noted that Islandview is not an apartment complex with a “maintenance crew”, rather a community of individually owned condominium homes.
- When experiencing a water leak, for example, the Co-owner must begin the process by calling a plumber to investigate. If it turns out to be an Association responsibility, the Co-owner will be fully reimbursed, and repairs and reconstruction will be paid for by the Association.
 - If the water leak is caused by a neighboring condo, such as shower or toilet seal, overflowing bathtub, sink, or toilet, hot water tank failure or replacement, etc, this must be resolved between those Co-owners and their insurance companies.
 - With any maintenance issue, the Board must be notified so that we can alert neighboring condos if necessary and assist where required.

I. Adjournment – Meeting adjourned 8:00pm. Minutes submitted by: Cindy Parkhurst, President