

Islandview Condominium Association
Board Meeting Minutes
July 21, 2022

Present: Jennifer Afonica, Rubin Dimoski, Fred Konchan, Dawn Paluszny, Cindy Parkhurst

Absent: Denise Cosgrove, Nathan Groves

A. Call to order – The meeting was called to order at 6:30.

B. Submission of Annual Meeting Minutes – Cindy Parkhurst

1. The June 15, 2022 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 – from Annual Meeting

1. The 2445 east mailbox has been installed, as well as the outgoing mail baskets.
2. The new wall socket covers have been installed. Thank you, Jennifer!
3. Regarding noise complaints: the City of Trenton has a noise ordinance from 10:00pm to 4:00am. However, the Islandview Bylaws prohibit **any unreasonably noisy activity** on the Common Elements or within any unit **at any time**.
4. The Board to look into chemically removing tree stumps.
5. The Board to ask Doug Socall about cleaning the exterior windows.
6. Thank you to the *Islandview Garden Club*, in particular Paul & Lisa Razo, for the beautiful hanging baskets at the entries, and the flowerpots at the sign. It looks great!

E. New Business

1. The Board welcomed our new Board member, Rubin Dimoski, to his first meeting. Rubin dug right in on several items on our agenda. Thank you Rubin, we look forward to working with you!
2. Board member Dawn Paluszny contacted the City to clarify the property line between Islandview and the condos to our north, regarding the overgrown brush and trees behind the

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www.islandviewcondos.net

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north carports. This is Islandview property; the Board to request a bid from our lawn service company to clean up the area.

3. The Board has decided to accept the bid from *McGregor's Landscape* to address the 2465 lawn drainage issue.
4. Recently, a locksmith had to be called to repair the east 2465 entry lock. **Reminder:** if you need to duplicate your key, PLEASE use a locksmith, preferably *American Lock & Key*.
5. The hallway carpet cleaning has been completed. Please help us take care of our carpeting by cleaning up any spills or scuffs right away.
6. The Board to schedule our annual lift station clean out. This seems like a good time to remind all residents that grease should never be poured down the drains, and **only** human waste and toilet paper should ever be flushed down the toilet. "Flushable" wipes and other items have previously resulted in very costly repairs that we all pay for. We are coming up on four years since we replaced our sewer system and have had zero issues. We'd like to keep it that way!
7. On behalf of the Islandview community, we would like to thank Bob & Denise Cosgrove for their very generous donation in covering the costs for the gazebo refurbishment and painting. We appreciate you!
8. Bob and Denise are also planning an "End of Summer" fish fry and karaoke evening on Saturday, October 1 from 4:00pm-10:00pm. Details will be posted.

F. Adjournment – Meeting adjourned 8:25. Next meeting: Annual Meeting, August 18 2022

Minutes submitted by: Cindy Parkhurst, President