

Islandview Condominium Association  
Board Meeting Minutes  
August 18, 2022

**Present:** Jennifer Afonica, Rubin Dimoski, Nathan Groves, Dawn Paluszny, Cindy Parkhurst

**Absent:** Denise Cosgrove

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

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

1. The July 21, 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 July month-end receivables and disbursements ledger, as well as the Annual Budget.
2. **Request from our Treasurer:** If you are planning to sell your condo, please notify any Board member. There are documents and steps to take for Jennifer during this process, and she would appreciate the heads up.
3. The Financial Report was approved.

**D. Old Business**

1. Please join us in congratulating Vice President Fred Konchan on his retirement! Unfortunately, Fred will also be selling his condo and has retired from the Board. Thank you so much for your service, Fred. We will miss you but wish you all the best on your retirement.

As a result of Fred's retirement, there are some changes to Board positions. The new lineup is as follows:

- Cindy Parkhurst – President
- Rubin Dimoski – Vice President
- Jennifer Afonica – Treasurer
- Dawn Paluszny – Secretary
- Nathan Groves - Sgt at Arms
- Denise Cosgrove – At-large

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2. *McGregor's Landscape* is looking at late August to early September for the 2465 drainage project. There's a possibility of cutting through cable lines during digging. Cable lines tend to be buried rather shallowly and are sometimes not marked correctly. The Association will cover these repair costs.
3. Reminder: Bob and Denise Cosgrove are planning an "End of Summer" fish fry and karaoke evening on Saturday, October 1 from 4:00-10:00pm down at the Boardwalk. Details will be posted.

**E. New Business**

1. The Board has received a report of fish carcasses and waste being dumped in the river. This is **absolutely not permitted**, and anyone found to be dumping anything into the river will be subject to fines.
2. The Board discussed amending the Bylaws regarding rental units. Specifically, suggestion to limit rentals to 10% (currently no limit) and increasing the minimum lease agreement to one year (currently 6 months). The purpose is to continue to bolster property values, and prevent short-term rentals such as *Air BnB*, which is not permitted. Discussion will continue and we welcome feedback from our community. Please note that Bylaws amendments require a 2/3 vote of Co-owners.
3. A locksmith had to be called out *again* to repair the east 2465 entry lock. We're not sure what is happening, but we're asking residents to please use care with the door locks.
4. It was noted that items are once again piling up behind the north carports. This area **may not** be used for storage. Please remove your items asap; anything left in the next couple of weeks will be thrown away.
5. Resident suggestion to replace the hallway pictures with photos of Islandview and our property. The Board to look into this further.

**F. Adjournment** – Meeting adjourned 8:30. Next meeting: September 15, 2022

Minutes submitted by: Cindy Parkhurst, President