

Islandview Condominium Association
Board Meeting Minutes
February 21, 2023

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

Absent: None

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

B. Submission of January Minutes – Cindy Parkhurst

1. The January 26, 2023 Minutes were reviewed. No corrections, Minutes accepted.

C. Financial Report – Jennifer Afonica

1. Board members received and reviewed the January 2023 month-end receivables and disbursements ledger, as well as the 2023 Annual budget.
2. The Financial Report was approved.

D. Old Business

1. A Co-owner in west 2465 informed the Board of a water leak in the ceiling of her laundry room and called *Nowicki's Plumbing*. It was determined that the fittings on two copper pipes were leaking, and there was corrosion on another copper pipe. All were replaced, the system was tested, and there were no further issues. Thank you for immediately reporting this leak
2. *Father & Son Restoration* was called out for cleanup and mold remediation following the water leak at east 2445. Air quality tests were performed, and all results came back very good, with no spores detected.

E. New Business

1. Board member and Sgt. At Arms, Nathan Groves, informed the Board that this will be his last meeting. Nathan and his family have purchased a house and will be closing shortly and putting their condo up for sale. We are very thankful for Nathan's service on the Board and wish him and his family all the best in their new home.

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2. Reminder to all residents that personal items may not be placed or stored in the hallways, per City of Trenton fire regulations and the Association Bylaws. This includes shoes/boots, garbage bags, bicycles, etc. Doormats are the only item permitted.
3. When hiring contractors for work in your condos, please ensure that they take steps to protect the hallway carpeting. Contractors are required to follow Association policies regarding parking and leaving materials in the hallways. Contractors should use tarps and/or runners and must clean up any debris or materials. As Common Elements, the hallways belong to all of us.
4. Hallway carpet cleaning will be scheduled for April, on a date to be determined. The date will be posted on the hallway bulletin boards in the next couple of weeks. Please keep this in mind if you would like to schedule your own carpet cleaning at the same time, at own expense.

F. Adjournment – Meeting adjourned 7:50. Next meeting: March 16, 2023

Minutes submitted by: Cindy Parkhurst, President