

Islandview Condominium Association
Board Meeting Minutes
January 26, 2023

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

Absent: Nathan Groves

A. Call to order – The meeting was called to order at 6:45.

B. Submission of November Minutes – Cindy Parkhurst

1. The November 17, 2022 Meeting Minutes were reviewed. No corrections, Minutes accepted.

C. Financial Report – Jennifer Afonica

1. Board members received and reviewed the December 2022 month-end receivables and disbursements ledger, as well as the 2022 year-end Budget.
2. The Financial Report was approved.

D. Old Business

1. The Board has again noted an increase in the water bill for 2445 compared to 2465. **We are asking all residents of 2445 to please check for a running toilet, leak, or running water.**
2. The 2465 drainage project from last August seems to have eliminated the flooding issues in front of west 2465. Board members monitored this area closely and have seen no pooling of water or excessive icing.
3. Denise Cosgrove reported that the new sign for the dock has arrived. The sign, which clarifies that dumping fish carcasses and waste in the river is prohibited, will be installed soon. Thank you for your work on this, Denise!

E. New Business

1. The Annual Meeting of Co-owners will take place in June. Notices and details will be mailed to all Co-owners in late April.
2. New owner reported a water leak at east 2445. *Nowicki's Plumbing* came out and found a crack in the main water line. This has been going on for quite some time but was not reported by the previous residents.

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Water leaks can cause serious and costly damage, including mold, and therefore must be reported immediately. **Co-owners are responsible to contact a plumber for a suspected water leak and to inform the Board right away.**

3. The Board discussed several potential projects for future consideration:
 - Replace carport gutters
 - Paint carports
 - Bury all downspouts underground
 - Address landscaping/erosion
 - Powerwash buildings
4. New policy re: City of Trenton large item pick-up. To prevent being potentially double charged for large item pick-ups, **if you place or will be placing a large item near the dumpsters, please contact Jennifer Afonica, who will notify the City.** Large item pick-up for Riverside Dr. is on Tuesdays. Please note: items should be placed along the fence, and may not lean against or otherwise obstruct the dumpsters.
5. As we have a few new residents, the Board would like to remind everyone:
 - Only human waste and toilet paper should ever be flushed down the toilet. Grease should never be poured down the drain.
 - For the consideration of your neighbors, residents with multiple vehicles are asked to utilize their carports and the extra parking areas at the top of the hill, or the northwest corner of the parking lot. These areas are also designated for guest parking.
 - If you will be away for an extended period, such as on vacation, do not leave your vehicle on the “front line”, particularly during winter months when snow emergencies may occur.
 - Pets must be approved and registered with the Association prior to bringing them into your home. Waste must be picked up immediately, and pets must be leashed at all times anywhere on the Common Elements.

F. Adjournment – Meeting adjourned 8:05. Next meeting: February 16, 2023

Minutes submitted by: Cindy Parkhurst, President

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