

Islandview Condominium Association
Annual Meeting Minutes
June 14, 2023

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, Rubin Dimoski, Dawn Paluszny, Cindy Parkhurst, Lisa Razo.
Absent: None

C. Submission of proxies and establish quorum

1. 21 in attendance, 7 proxies - total 28, quorum established.

D. Financial Report – Jennifer Afonica

1. The receivables/disbursements ledger, current account balances, actual 2022 operating budget, and the projected 2023 operating budget were reviewed. Jennifer also discussed the Long-term budget which covers recurring maintenance items such as: building painting, hallway carpeting, roofing, etc.
 - 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.

E. Old Business - Cindy Parkhurst

1. The year in review: June 2022 – June 2023
 - North property line brush and trees cleaned up
 - 2445 east mailbox replaced, installed new outgoing mail baskets
 - Fred Konchan retired; Rubin Dimoski elected to Board
 - Gazebo refurbished and painted (Bob & Denise Cosgrove donation)
 - Multiple lightning strikes cause damage
 - Intercom system replaced
 - Drainage issue at west 2465
 - Water leaks
 - Nathan Groves resigns from Board after purchasing new home
 - Denise Cosgrove retired from Board; Lisa Razo joins Board
 - East 2445 entry door being replaced
 - Lamppost globes replaced/new LED lighting

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G. New Business – Cindy Parkhurst

1. Election of Board Members – There was one Board of Directors nomination form submitted by Nick Lusk, which was accepted. The Board presented its slate and by a show of hands, Cindy Parkhurst and Jennifer Afonica were re-elected to the Board of Directors, and Lisa Razo was elected as a new Board Member.
2. 2023 projects:
 - Dryer vent cleanout – **will take place July 24-27.** *Amistee Air Duct Cleaning* will clean dryer venting inside and out, including the dryer lint traps. **All residents will be required to permit access for this required building maintenance.** Details and scheduling to be posted.
 - Replace carport gutters – the Board to review bids and schedule as part of carport painting.
 - Carport Painting – 3 segments: (1) carport structure including the roof and poles, (2) storage sheds, and (3) roof underside including beams. The Board will also look into replacing carport light fixtures.
 - There is enough in the budget to cover the carport structure segment. Sheds and roof underside would require an assessment of approximately \$600/condo.
 - By a show of hands, Co-owners agreed to move forward with an official vote.
 - The Bylaws require a Special Meeting and a vote of 2/3 Co-owners for approval. Special Meeting to be announced.
3. Jennifer Afonica has completely redone and updated the Co-owner and renter Welcome Packets. Each new resident receives this packet which includes a “Quick Reference Guide” highlighting important information from the Bylaws, as well as notices and policies of the Association. The packet does not replace the Bylaws, rather, it’s meant as a quick reference for common questions. All residents will receive a new copy of the booklet, which is intended to remain with the condo.
4. Dock Committee report – Dawn Paluszny noted that repairs were made to several docks and leaking water spigots were repaired. Several missing solar lights were replaced, as well as batteries – enough replacements are available for this year, but we may need to purchase new next year. New fire extinguishers were placed at each end of the Boardwalk, which are on our annual inspection schedule. New life rings were purchased, and ropes were attached to some. Co-owners are welcome to provide suggestions on any other safety equipment they would recommend for the dock area. The next dock projects will be concrete repair/replacement on the finger piers and maintaining a regular dock painting schedule.

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5. Garden Club Committee report – Plans are in the works for a meeting. Hanging flower baskets have been placed at the entries, and some endcap weeding has been done. Co-owner mentioned that the holly bushes at the southeast property line need to be cleaned up/weeded. It was noted that this is technically City property; Mac McAdam planted the bushes in 2017 to block people at the City park from coming onto our property for fishing, etc. Discussion also about the brown grass on the south side, due to some of the sprinklers not turned on, or not working properly. Denise Cosgrove offered to discuss with our lawn service.

H. Open Floor Discussion

1. Co-owner mentioned a downspout at east 2445 that needs replacing. The Board will conduct a walk-around to identify other problem downspouts and request an estimate, hopefully in conjunction with the carport gutter project.
2. Co-owner discussion regarding the ratio of rental units to owner occupied units. Having too many rentals can have a negative impact on property values. Suggestion to cap rental units which would require an amendment to the Bylaws by a 2/3 vote by Co-owners. There was general agreement that we should proceed, the Board to look into this further.
3. Co-owner suggested the Board should consider hiring a professional maintenance company to take over the day-to-day maintenance of the condos. While she believes the Board is doing a great job, she is thinking of the future when Board members may retire or resign. She also cited the fact that most Board members work full-time, and all the work involved in managing the Association.
The main area of concern is a possible raise in Dues, as well as getting the same level of quality and service. However, after much discussion both for and against, the Co-owners agreed to have the Board explore the idea further.
4. Noise issues were another topic for discussion. From loud music, loud talking in the hallways, thumping up and down the stairs, door slams, and vacuuming/other household chores early in the morning or late at night, Co-owners expressed frustration with an often lack of consideration. **Noise issues are a Bylaws violation**, addressed in Bylaws Article VI, Section 3, **Activities**, which states in part:
“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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5. Co-owner suggestion to remind residents that all garbage should be bagged. Reminder also that cardboard boxes should be broken down, and to please ensure the dumpster doors are shut.
6. Co-owner discussed the “rock in the door” being left there for hours or even overnight. The Board permits propping the door open temporarily while loading/unloading items from your vehicle. Residents are expected to immediately remove the door prop once they are finished for the security of the building. Cindy Parkhurst noted that she has often removes a door prop that has been in place for a length of time and encouraged other residents to do the same.
7. Co-owner mentioned some problem areas with the siding on the south side of the buildings. Upon completion of the building painting project, Ken from *Prestige Painting* advised us to keep an eye on the south side, as this area takes the full brunt of the elements. The Board will ask Ken to look at this area.
8. Co-owner noted the broken faucet outside of southwest 2465. The Board will work on repairs.
9. Discussion regarding the use of “doggy” pee pads on resident patios/balconies. A Co-owner tried this method for his new puppy, but some nearby residents complained about odors. The Co-owner took various steps to improve the situation, however, the complaints persisted.
 - On June 10, 2023, the Board formally requested the removal of the pee pads to which the Co-owner complied, verified in person by the Board.
 - Despite this, the Board continued to receive odor complaints. Other neighboring Co-owners noted that they had not noticed these odors, and mentioned the various wildlife around our property that could be the source.
 - Cindy Parkhurst agreed but noted that pee pads on patios and balconies is probably not appropriate.
10. A Co-owner cited problem areas in the parking lot, and asked when the parking lot will be repaved. This project is on the schedule for 2024.

I. Adjournment – Meeting adjourned 8:40pm. Minutes submitted by: Cindy Parkhurst, President