

Islandview Condominium Association
Board Meeting Minutes
April 20, 2023

Present: Jennifer Afonica, Rubin Dimoski, Dawn Paluszny, Cindy Parkhurst, Lisa Razo

Absent: None

A. Call to order – The meeting was called to order at 6:40.

B. Submission of March Minutes – Cindy Parkhurst

1. The March 21, 2023 Minutes were reviewed. No corrections, Minutes approved.

C. Financial Report – Jennifer Afonica

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

D. Old Business

1. The Board was pleased to welcome new Board member Lisa Razo to her first meeting and are very much looking forward to working with her.
2. Reminder: Hallway carpet cleaning is scheduled for Monday, May 8, 2023. Any resident who wishes to have their carpet cleaned at the same time (at own expense), please call *All Around Carpet Care* at 734-675-6170.
3. Reminder: The Annual Meeting of Co-Owners will take place on Wednesday, June 14, 2023 at Mr. Nick's "Underground", 1926 West Rd in Trenton. This is a banquet facility located in the basement (one flight of stairs) of Mr. Nick's, with a separate entrance.
 - Additional parking at Fifth Third Bank, one block west.
 - Restroom facilities on the same floor.
 - Dinner will be served, including coffee and soda; cash bar.
 - If you are unable to attend, **please** return your Proxy, which will be mailed soon.
4. The City has finally removed the dead pine tree on the southwest side of 2465!

Minutes and much more can be found on our website:
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E. New Business

1. It was noted that we are missing four lamppost globes. Jennifer Afonica and Lisa Razo are researching options to replace all of the globes.
2. Dryer vent cleaning will be scheduled this year, which will require access to all units. Details and dates to be determined; residents will be notified.
3. The door buzzer at east 2465 was reported to not be working properly. Jennifer Afonica to call the intercom company. Please report any intercom issues as soon as possible.
4. The Board will request a bid from *Prestige Painting* to paint the carports. We will also seek bids to replace the carport gutters.
5. Reminder that pets must be approved by the Association **prior** to moving them into the community. Prospective pet owners must complete a Pet Application and Registration form and provide the Association with a valid City of Trenton license.
6. Commercial vehicles, boats, boat trailers, jet skis/recreational vehicles, etc are not permitted to be stored on the Common Elements. Temporary three-day parking of boats/boat trailers is permitted when putting into the water at the beginning of the season and removing at the end of the season.
7. Bylaws Article VI, Section 2 prohibits alterations in exterior appearance or structural modifications to any Limited or General Common Element **without the express written approval of the Board of Directors.**
 - Patio lights, blinds, sunscreens, flag poles, and other exterior attachments are limited to the boundaries of a residential patio or balcony and should not be installed on the exterior of the buildings.
 - Blinds, sunscreens, etc on patios and balconies must conform to the color scheme of the condominiums (i.e. brown/neutral).
 - In general, no condition shall be maintained which is detrimental to the appearance and continuity of the Condominium.

F. Adjournment – Meeting adjourned 8:50. Next meeting: May 18, 2023

Minutes submitted by: Cindy Parkhurst, President

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