

Islandview Condominium Association  
Board Meeting Minutes  
July 20, 2023

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

**Absent:** None

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

**B. Submission of Annual Meeting Minutes** – Cindy Parkhurst

1. The June 14, 2023 Annual Meeting Minutes were reviewed. No corrections, Minutes approved.

**C. Financial Report – Jennifer Afonica**

1. Board members received and reviewed the June 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. Carport painting project – after lengthy discussion, the Board decided against painting the carport undersides and support beams, opting to have them power washed instead. This will be a savings of \$14,600.
  - There are two options for the carport project that will be presented to Co-owners at the August 15 Special Meeting. If you are unable to attend, please return your proxy.
  - The Board has approved the bid from *Totally Affordable Seamless Gutters* to replace the carport gutters.
2. The Board will also ask *Totally Affordable Seamless Gutters* about replacing damaged or missing downspouts on the buildings.
3. The Board to contact *Expert Heating & Cooling* to repair the broken faucet at SW 2465.
4. The Board has received contact information for an attorney to discuss the cap on rental units and will follow up.

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5. The Board has decided to postpone research of the maintenance management company while we are in the midst of so many projects. The Board to revisit this Co-owner suggestion in September.

**E. New Business**

1. Nick Lusk was welcomed to his first Board meeting. The Board is thankful for the help and looking forward to working with Nick!
2. The Board received a report that someone is allowing their dogs off the leash in the hallways and stairs. Please note that dogs **must** be on a leash at all times outside of their home.
3. A water leak was reported in a 1<sup>st</sup> floor unit of west 2465. *Nowicki's Plumbing* and *Father & Son Restoration* were brought in to assess and troubleshoot. A drywall screw or nail was found to have created a crack in a pipe between the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The pipe was replaced, and repairs are underway at this writing.  
Although this caused aggravation and inconvenience for the three units involved, the immediate reporting of this leak kept the damage relatively minimal, for which we are grateful.
4. For the first time in five years, we had a lift station issue during the last weekend of June. *Quint Plumbing* and *Schneider Electric* determined that a sensor had gone bad, and repairs were completed on June 30. Thank you very much to our residents who reported the alarms.  
**This is a good time to remind all residents that only human waste and toilet paper should be flushed down the toilets, and grease should never be placed down the drain.**
5. The new door for east 2445 should arrive in the next week, at which time we'll schedule installation.
6. Orkin to be contacted to spray for carpenter bees.

**F. Adjournment** – Meeting adjourned 8:55. Next meeting: Annual Meeting, August 17, 2023

Minutes submitted by: Cindy Parkhurst, President