

Islandview Condominium Association  
Board Meeting Minutes  
May 18, 2023

**Present:** Jennifer Afonica, Rubin Dimoski, Cindy Parkhurst, Lisa Razo

**Absent:** Dawn Paluszny

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

**B. Submission of April Minutes** – Cindy Parkhurst

1. The April 20, 2023 Minutes were reviewed. No corrections, Minutes approved.

**C. Financial Report – Jennifer Afonica**

1. Board members received and reviewed the April 2023 month-end receivables and disbursements ledger, as well as the 2023 budget to date.
2. Jennifer discussed a list of 22 items she has compiled of maintenance and/or repair or replacement projects that will eventually need to be addressed.
3. The Financial Report was approved.

**D. Old Business**

1. The Board approved the bid from *Amistee Air Duct Cleaning* to clean all dryer vents, inside and out, as well as replacing all exterior vent covers (“bird cages”). The price also includes cleaning the dryer hose and lint traps on the dryer itself. *Amistee* estimates that it will take 4-5 consecutive days to complete, and residents will be required to permit access to their condo. Details and dates will be posted to resident doors.
2. The Board reviewed three bids for replacing the carport gutters and has tentatively approved this project.
3. The Board has also tentatively approved the bid from *Prestige Painting* to paint the carports. This project entails two phases: 1.) the steel carport structure itself including the roof and posts, and 2.) the storage sheds. There is enough to cover Phase 1 in the long-term budget. The Board discussed the option of a small assessment (approx. \$266 per condo) to cover the storage sheds. This will be discussed at the Annual Meeting.
4. 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.

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- 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.**
5. The lamppost globes have been replaced as well as new LED lighting installed. Many thanks to Paul Razo for helping us with the installation!

**E. New Business**

1. The entry door at east 2445 has become broken beyond repair, and a new door has been ordered. The new door should arrive within 4-6 weeks.
2. The Board received one Board of Directors nomination form. Nick Lusk (304) was nominated by Jennifer Afonica, seconded by Cindy Parkhurst. Board elections will take place at the Annual Meeting.
3. Parking reminder: each building has 24 condo units. 2445 has 15 parking spaces on the “front line”, and 2465 has 17 front line parking spaces. Each condo unit has one carport.
  - Please park in front of the building you live in.
  - If you have multiple vehicles, please ensure you are using your carport.
  - If you have multiple vehicles, please use the extra parking area in the northwest section of the parking lot, or the spaces at the top of the hill near the entrance.
  - Please encourage your guests to park in the northwest section, or the top of the hill.
4. A Co-owner has asked the Board to remind residents to be please be considerate of their neighbors regarding noise, specifically early morning and late at night. Please be mindful of the time when vacuuming or performing other household chores which may disturb your neighbors.  
Along with parking, noise is a top complaint that the Board regularly addresses. For reference, Bylaws Article VI, Section 3, **Activities** prohibits unreasonably noisy activity which may be or become an annoyance or a nuisance.

**F. Adjournment** – Meeting adjourned 8:30. Next meeting: Annual Meeting, June 14, 2023

Minutes submitted by: Cindy Parkhurst, President

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