

Islandview Condominium Association
Board Meeting Minutes
August 24, 2023

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

Absent: Dawn Paluszny

A. Call to order – The meeting was called to order at 7:05.

B. Submission of July Meeting Minutes – Cindy Parkhurst

1. The July 20, 2023 Annual Meeting Minutes were reviewed. No corrections, Minutes approved.

C. Financial Report – Jennifer Afonica

1. Board members received and reviewed the July 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 – although 32 Co-owners were in overall favor of painting the carports, none of the three carport painting options received the required 60% approval to move forward. (See Special Meeting Minutes, attached).
The Board has received feedback that there were too many options which split the vote. The fact of the matter is, the six-member Board was firmly divided on the project. Three were in favor of painting the structure and sheds all at once, three others favored holding off on the sheds. As a result, the decision was made to let the Co-owners decide.
The Board has decided to table the carport project for now and revisit it in the spring.
2. Rental cap and lease term increase – 73% of Co-owners approved the Bylaws amendments to impose a 15% rental cap and to increase the lease term to 12 months (see Special Meeting Minutes, attached). The Board has an appointment with an attorney on August 29 to begin the process.
3. *Amistee Air Duct Cleaning* was here in the last week of July to clean all dryer vents inside and out. The exterior “bird cages” and several vent louvers were also replaced. During the cleaning

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process, three units were discovered to have disconnected dryer vents within the wall. Another dryer vent had water in it and is the likely culprit of a water leak in a 2465 unit. *Amistee* will be back out on September 6 to replace these dryer vents with new hard pipe.

Amistee also noted that all the units have the flexible dryer venting within the walls; code now requires hard pipe. The Board is discussing how to go about replacing them. Given the length of the dryer vents through the walls, and the necessity to open condo unit ceilings to access the vents, it would be a considerable undertaking.

4. The new entry door for east 2445 was installed August 15.

E. New Business

1. The Board will request an estimate from our lawn care contractor to address erosion and low spots on the grounds, particularly around the entryways.
2. Bid approved from Doug Socall to replace the west 2465 exterior faucet.

F. Adjournment – Meeting adjourned 8:40. Next meeting: September 21, 2023

Minutes submitted by: Cindy Parkhurst, President