

Islandview Condominium Association
Board Meeting Minutes
September 21, 2023

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

Absent: Dawn Paluszny

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

B. Submission of August Meeting Minutes – Cindy Parkhurst

1. The August 24, 2023 Meeting Minutes were reviewed. No corrections, Minutes approved.

C. Financial Report – Jennifer Afonica

1. Board members received and reviewed the August 2023 month-end receivables and disbursements ledger, as well as the 2023 budget to date.
2. Discussion included the state of our finances as Jennifer reviewed all the unexpected repairs and expenses so far this year. As of August 31, the Association has paid out over \$20,800 in repair and maintenance costs. This is unsustainable.

As the Board prepares to set the 2024 budget, we must factor in higher costs and adjust the “Repairs” section of our budget. This will likely result in a Dues increase for the first time since 2016.

3. The Financial Report was approved.

D. Old Business

1. Rental cap/attorney update – Jennifer Afonica and Lisa Razo met with attorney Michael Sims on August 29. He requested copies of our Master Deed, Bylaws, and Amendments, which were emailed to him. He also mentioned that when we draft the final language, there will have to be another Co-owner vote for approval.

After reviewing our documents, Mr. Sims advised the Board that under the Michigan Condominium Act, MCL 559.190a(9), first mortgagees are entitled to vote on amendments to the condominium documents under the following circumstance:

- *“The partial or complete modification, imposition, or removal of leasing restrictions for condominium units in the condominium project.”*

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- First mortgagees are the lienholders (mortgage company) and 2/3 approval from the mortgagees is required. They have 90 days to respond; no response is a “yes” vote.
 - The Board will be reaching out to all Co-owners for updated mortgage information so that we may send the required information to the mortgagees. **The only information needed is the name and address of your mortgage company (no HELOC, etc), and the Co-owner’s name.**
 - Your assistance would be greatly appreciated so that we can move forward with the Bylaws Amendments, which were approved by 73% of the Co-owners. You may call or text your mortgage information to Jennifer, Association Treasurer, at 734-558-0588.
2. A Co-owner in 2445 experienced a water leak that caused extensive damage to her condo. The Board brought in *Father & Son Restoration* who removed drywall and installed industrial humidifiers and dryers to address the water damage. *Superior Comfort Heating & Cooling* was also brought in to troubleshoot the cause of the leak which turned out to be a blocked A/C condensate line in the unit above. Both Co-owners have been advised to contact their insurance companies.
- Please note: **Co-owners are responsible to maintain their furnace/air conditioning unit.** This **must** include an annual flush of the A/C condensate line. Over time, debris, slime, and mold create a blockage in the condensate line. This can lead to literally gallons of water accumulating.
- A professional checkup and flush are HIGHLY recommended. Your heating and cooling professional can also show you how to do this maintenance yourself, if you choose. The alternative is flooding your neighbors and being responsible for costly repairs.
3. *Amistee Air Duct Cleaning* completed repairs of the three disconnected dryer vents with new hard pipe. They also replaced a dryer vent in west 2465 which was the culprit of a persistent leak.

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E. New Business

1. On behalf of the Association, the Board would like to congratulate Board member Dawn Paluszny on her recent marriage. Wishing Dawn and Larry much love and happiness!
2. The Board is pleased to announce the addition of our new Board member, Art LaVigne. Art is a former home inspector and brings prior Board experience to our Association. With the addition of Art, the Board now has seven members, which will prevent a tie in the decision-making process and voting. We look forward to working with you, Art!
3. Clarification on the process for Association responsible repairs: The Association is required to seek detailed bids or estimates for repairs in which the Association is responsible (Bylaws Article V, Section 5).
Occasionally, Co-owners prefer to use their own contractor, which the Board tries to accommodate. However, the Association reserves the right to proceed with Association contractors. If you wish to use your own contractor, you must submit your contractor's detailed estimates to the Board for approval prior to any work being done. Failure to do so may result in rejection of payment.

F. Adjournment – Meeting adjourned 8:45. Next meeting: October 19, 2023

Minutes submitted by: Cindy Parkhurst, President