

Islandview Condominium Association
Board Meeting Minutes
February 15, 2024

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

Absent: Dawn Paluszny, Rubin Dimoski

A. Call to order – The meeting was called to order at 6:30.

B. Submission of January Meeting Minutes – Cindy Parkhurst

1. The January 18, 2024 Meeting Minutes were reviewed. No corrections, Minutes approved.

C. Financial Report – Jennifer Afonica

1. Board members reviewed the January receivables and disbursements ledger .
2. The 2024 budget was also reviewed and approved.
3. Considering there are several necessary maintenance items for 2024, the Board scheduled a separate meeting for February 29 to focus exclusively on the Long Term budget, prioritize projects, and discuss a potential Dues increase.
4. The Financial Report was approved.

D. Old Business

1. As mentioned in the January Minutes, Bylaws Article VI, Section 11. Association's Right of Access (page 592) states that **Co-owners are responsible to provide means of access (key or code) to the Association**, and in an emergency, the Association may gain access in such manner as may be reasonable under the circumstance and shall not be liable for any necessary damage. After further discussion at the February meeting, the Board would like to share the following:
 - Currently, there are nine Co-owners who have not provided a key/code to the Association.
 - Recently, some keys on file were found to not be working because the lock had been replaced and a new key was not provided.

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- As noted in the January Minutes, we were unable to complete a scheduled appointment with our plumbing company because the Co-owner forgot and there was no key on file.
- Recently, there was a medical event in which first responders needed a key to reach a Co-owner. In this case, we did have a key on file and were able to help.
- Taking all this into consideration, the Board will be conducting a “key check” on a date to be determined. This will entail Board members checking all keys currently on file to see that they work. **No one will enter your condo, and the door will be locked upon completion.** Co-owners will be notified if their key does not work. Notices will be posted for the dates of the key check.
- Please be advised that **Co-owners may be liable** for a fine and/or the cost of a service call if we’re unable to enter your condo because there is no working key on file.

E. New Business

1. The Board has decided to reinstate the *Repair Request and Comments/Recommendations* form. This form will be available in all hallways as well as the Islandview website. Emergencies should always be reported immediately to any Board member, but repair requests, comments, and recommendations should be reported on the form. This will help the Board keep better track of issues concerning our residents as opposed to conversations on the sidewalk or parking lot.
2. Periodic reminder, for the health of our sewer system: Toilet paper and human waste are the only items that should ever be flushed down the toilet. Grease should never be poured down the drain. Please limit garbage disposal use. Costly sewer system repairs affect all of us!

F. Adjournment – Meeting adjourned 9:00. Next meeting: March 21, 2024

Minutes submitted by: Cindy Parkhurst, President