

Islandview Condominium Association  
Board Meeting Minutes  
August 15, 2024

**Present:** Jennifer Afonica, Rubin Dimoski, Art Lavigne, Nick Lusk, Dawn Paluszny, Cindy Parkhurst

**Absent:** Lisa Razo

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

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

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

**C. Financial Report** – Jennifer Afonica

1. Board members reviewed the July receivables, disbursements, and savings ledgers.
2. The 2024 budget to date was also reviewed.
3. **Reminder** that the 10% Dues increase goes into effect on September 1, 2024.
4. The Financial Report was approved.

**D. Old Business**

1. The new dumpsters were delivered August 7th. As a reminder, the Association pays for the maintenance and replacement of the dumpsters. Please ensure all garbage is bagged and boxes are broken down. Do not place heavy items such as furniture, appliances, construction materials, etc in the dumpsters. Do not place Special Pickup items in front of or leaning against the dumpsters. Please refer to the Association Quick Reference Guide for further information.
2. The Board approved the bid from *SP Consulting* to replace the sidewalk running the length of 2465 up to the property entrance.
3. The Board also approved Phase 1 of the carport painting project, which entails power-washing and painting the main structure, support posts, and the roof. There are several support posts that need to be repaired/replaced; the Board to consult with *Prestige Painting*. The Board will also seek bids to replace the carport gutters as part of Phase 1.

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4. Regarding the jet ski lift that was installed without Board approval: The Bylaws were amended in May 2007 “specifically allowing for the construction of boat lifts provided Board approval is obtained prior to construction” (see Bylaws Amendment 2). In previous installations, the Board required documentation of the type, size, scope and diagram (where applicable) of the potential boat lift. (Please note, this is a correction and clarification of the July 18, 2024 Minutes on this subject).

After complying with the Board’s request to remove the lift and provide the required documentation for review, the Board approved the Co-owner’s request. Reminder: the Bylaws limit each boat slip to a single watercraft.

**E. New Business**

1. Bob Cosgrove resigned as Dock Committee chairman, effective August 12, 2024. Many thanks to Bob for all his work and contributions to the dock community.  
Rubin Dimoski and Dawn Paluszny have agreed to co-chair the Dock Committee. The first order of business will be replacing the dock post lights.
2. The Board will begin seeking bids to replace the fencing along the north property line.
3. Recently, a Co-owner’s boat was vandalized while moored in their boat slip, causing extensive damage. The Board sincerely hopes that none of our residents or their guests were involved in this vicious act.  
Please be a good neighbor and help look out for each other. If you see something, say something.

**F. Adjournment** – Meeting adjourned 8:40. Next meeting: September 19, 2024.

Minutes submitted by: Cindy Parkhurst, President