

Islandview Condominium Association
Board Meeting Minutes
July 18, 2024

Present: Jennifer Afonica, Dawn Paluszny, Cindy Parkhurst, Lisa Razo

Absent: Rubin Dimoski, Art Lavigne, Nick Lusk

A. Call to order – The meeting was called to order at 6:45.

B. Submission of Annual Meeting Minutes – Cindy Parkhurst

1. The June 12, 2024 Annual Meeting Minutes were reviewed. No corrections, Minutes approved.

C. Financial Report – Jennifer Afonica

1. Board members reviewed the June 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. A worksheet will be distributed to all Co-owners reflecting the new fee according to their percentage of value.
4. **Reminder** that the Association's books are available to any Co-owner upon request during reasonable working hours. Please contact Jennifer to schedule an appointment.
5. The Financial Report was approved.

D. Old Business

1. New dumpsters were ordered on June 28 and will take approximately four weeks to arrive. Delivery will be scheduled on a Wednesday to coincide with our regularly scheduled trash day. The old dumpsters must be empty, therefore, there will be a few hours when the dumpsters will not be available for trash disposal. Once the delivery day is set, notices will be posted to alert residents.
2. Regarding the addition of stairs to the 2465 berm, the Board discussed how to make them handicap accessible, and whether there may be any City ordinances that apply. The Board to consult the City for guidance.

Islandview Condominium Association
Board Meeting Minutes
July 18, 2024

3. The last of the sidewalk bids was received. Jennifer will compile all the bids onto a spreadsheet and email to the Board for review. Decision to be made at the August Board meeting.
4. Carport structure painting: The Board noted that there are several carport support poles which need repair and/or replacement before painting can be scheduled. The Board to seek contractors for this project.
5. Regarding the Co-owner suggestion (at Annual Meeting) to include a copy of the Receivables and Disbursements ledger with the monthly Minutes delivery. The Board would like to compile an email list of all Co-owners interested in receiving the Receivables and Disbursements ledger. If you would like to be on this list, please provide your name and email address to Cindy Parkhurst at: clpark625@gmail.com. **PLEASE NOTE:** this is my new email address as the other one has become overrun with spam and junk mail. Please update your address book.
6. Regarding the Co-owner suggestion (at Annual Meeting) to conduct two semi-annual Association of Co-owner meetings. It was noted that the Bylaws require one Annual Meeting of Co-owners (Article IX, Section 3). The Board also discussed the work involved in preparation for the Annual Meeting, as well as potential attendance/quorum concerns to conduct business at a second meeting. At this time, the Board has decided against a second Association meeting.

E. New Business

1. Board members conducted a walk-around of the property during the Board meeting, and noted several personal items being stored on the Boardwalk such as coolers, a grill, a trolling motor, a storage box, chairs, etc. This is a violation of two Bylaws sections: Article VI, Sections 5 and 6 which prohibit the storage of personal items of any description upon the Common Elements. **Please remove these items before the letters start going out.**
2. During the walk-around, Board members also noted that a jet ski lift has been installed in a Co-owner's boat slip. This is a violation of Bylaws Article VI, Section 2, Alterations and Modifications which states, in part:

Islandview Condominium Association
Board Meeting Minutes
July 18, 2024

No Co-owner shall make changes in any of the Common Elements, Limited or General, without the express written approval of the Board of Directors.

The Board is aware that some dock owners are proposing to amend the Bylaws to allow jet skis and jet ski lifts that would accommodate multiple jet skis. Currently, Article VI, Section 1, Uses Permitted states that:

No Marina Unit shall be used for any purpose other than the mooring of a single watercraft.

Additionally, Article VI, Section 17, Additional Restrictions on the Use of Marina Units states:

Each Marina Unit shall be used solely and exclusively for the purpose of mooring a single noncommercial seaworthy pleasure boat.

Lastly, Article VI, Section 7, Vehicles prohibits jet skis from being parked or stored on the Common Elements.

Until such time as the proposed Amendment language is presented to Co-owners and approved by not less than 2/3 of Co-owners (Master Deed, Article VIII), jet skis and jet ski lifts will not be permitted without prior Board approval.

3. A Co-owner has provided the Board with information about a water leak detector and requested it be shared with the community. *Flame Heating & Cooling* is offering a promo price of \$90 for the “Resideo Water Leak Detector”. Please note this price depends on how many units are ordered. For more information, please contact *Flame Heating & Cooling* at: 586-371-6239.
4. The gazebo area has been reserved for a private function on Sunday, August 25, 2024.

F. Adjournment – Meeting adjourned 10:00. Next meeting: August 15, 2024.

Minutes submitted by: Cindy Parkhurst, President