

Islandview Condominium Association
Board Meeting Minutes
May 30, 2024

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

Absent: None

A. Call to order – The meeting was called to order at 6:50.

B. Submission of April Meeting Minutes – Cindy Parkhurst

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

C. Financial Report – Jennifer Afonica

1. Board members reviewed the April receivables, disbursements, and savings ledgers.
2. The 2024 budget to date was also reviewed.
3. The Financial Report was approved.

D. Old Business

1. The Islandview Association Annual Meeting will take place on Wednesday, June 12 2024 at Mr. Nick's "Underground", 1926 West Rd., Trenton. The *Underground* entrance is next to the main Mr. Nick's entrance, and down one flight of stairs. Food will be served at 6:00, meeting starts at 6:30.

All Co-owners should have received the Meeting announcement and informational mailing which also included a Proxy if you are unable to attend. If you did not receive the mailing or need a Proxy, please contact Cindy Parkhurst at 734-658-5747.

2. **Periodic reminder:** All large items such as furniture, appliances, carpeting, etc must be reported to Jennifer Afonica (734-558-0588) so that arrangements can be made with the City for pick up. Large items should be placed along the fence within the dumpster enclosure without blocking access to the dumpsters. Large cardboard boxes are not considered "large items" for pick up. All cardboard boxes should be broken down before being placed in the dumpsters.

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E. New Business

1. The summer months are here and with that comes the use of air conditioners. The time is NOW for all Co-Owners to schedule a service call with their preferred HVAC company to inspect and flush the A/C line. Blocked A/C lines have caused several flooding occurrences that resulted in extensive damage to neighboring condos. Co-owners are responsible for replacing and maintaining their HVAC units.
2. As part of the sidewalk replacement the Board approved adding stairs to the berm on the south side of 2465, which has been previously discussed. The berm has a sharp drop-off and could present an issue in case of an emergency. The addition of stairs will provide a safe exit away from the buildings.
3. The Board will be conducting a “key check” on the afternoon of June 25. Jennnifer Afonica and Lisa Razo will conduct the key check, no one will enter your condo, and the door will be locked upon completion. This is to ensure that the Association has a working key for all units in case of an emergency, as required.
4. Repair Request and Comment/Recommendation forms are now available in each hallway, near the mailboxes. Emergencies should always be reported immediately to any Board member, but repair requests, comments, and recommendations should be reported on the form. Completed forms should be placed in the locked dropbox on the pillar of Jennifer’s patio, 2445 #106 (first floor, northwest corner patio).
5. The Board received a repair request form regarding the south side cable boxes. The boxes themselves are askew with multiple wires poking out. The Board to contact Comcast and WOW.

F. Adjournment – Meeting adjourned 9:00. Next meeting: Annual Meeting, June 12, 2024.

Minutes submitted by: Cindy Parkhurst, President