

Islandview Condominium Association
Board Meeting Minutes
November 21, 2024

Present: Jennifer Afonica, Nick Lusk, Dawn Paluszny, Cindy Parkhurst

Absent: Rubin Dimoski, Lisa Razo

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

B. Submission of October Minutes – Cindy Parkhurst

1. The October 21, 2024 Meeting Minutes were reviewed. No corrections, Minutes approved.

C. Financial Report – Jennifer Afonica

1. Board members reviewed the October 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 sidewalk gap at the west 2445 ramp has been repaired.
2. Roof repairs were completed. The Board was very impressed with the thorough and professional job that was done by *KangaRoof*. All repairs were documented with before/after photos, as well as detailed explanations.

E. New Business

1. Recently, the Board was contacted by the owners of *C-Porte Marina* to our south regarding Islandview residents who illegally dumped items into their dumpsters, and also left a large pile of brush and trees that would have cost *C-Porte* a special pick-up fee from the City. One dumpster was filled with cardboard boxes with the Islandview owner's full name and address, of which *C-Porte* took photos and sent to us. In the case of the brush and trees, a Board member witnessed the Islandview owner doing this and called to put a stop to it. Needless to say, our neighbors at *C-Porte* were very upset.

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Please note: *C-Porte* have been great neighbors and very accommodating when we've asked to use their parking lot during our own parking lot projects. This cooperation was put in serious jeopardy by the dumping situation, which made us all look bad.

There is simply no excuse for dumping into neighboring dumpsters. The Board advised the owners that, while there's no language to address this illegal dumping through our Bylaws, we fully support whatever legal actions they deem necessary for the future.

2. The Board has noted that items are again piling up in the carports and between carports. Acceptable items for carport storage are vehicles, bicycles, and kayaks (if hung up). Storage containers/items, personal belongings, trash, bottles/cans, etc may not be stored in the carports or between the carports.
3. The Board also noted that personal items such as shoes and trash bags, as well as decorations are popping up in the hallways. The Bylaws prohibit personal items from being stored anywhere on the Common Elements. Additionally, the City of Trenton Fire Dept. prohibits such storage, which could impede an emergency. One doormat per unit is the only acceptable item permitted in the hallways.
4. As the winter months are upon us, the Board would like to remind residents of winter parking procedures:
 - Please use carports whenever possible so that snowplows can do their job of getting the main drive and parking areas cleared.
 - Do not park over the sidewalks, as this impedes the snowblowers.
 - Salt buckets and shovels will be placed at all entrances. If you're able to help during slippery conditions, it would be appreciated.
 - Please refer to the Islandview Quick Reference Guide for more information.

F. Adjournment – Meeting adjourned 7:35. Next meeting: January 16, 2025.

Minutes submitted by: Cindy Parkhurst, President