

Islandview Condominium Association
Board Meeting Minutes
October 21, 2024

Present: Jennifer Afonica, Rubin Dimoski, Cindy Parkhurst, Lisa Razo

Absent: Nick Lusk, Dawn Paluszny

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

B. Submission of September Minutes – Cindy Parkhurst

1. The September 19, 2024 Meeting Minutes were reviewed. No corrections, Minutes approved.

C. Financial Report – Jennifer Afonica

1. Board members reviewed the September 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 2465 sidewalk replacement is in progress at this writing. Thank you for your parking patience!
2. The carport structure painting has been completed and new carport numbers have been installed.
3. The Board continues to monitor the carports without gutters. The real test will be winter, and we'll be watching out for any changes or increases in icing issues.
4. *KangaRoof* is running behind on current jobs, but we're expecting to be added to the schedule soon for our roof repairs.

E. New Business

1. Due to a change in family circumstances, Board member Art LaVigne has sold his condo and resigned from the Board. Thank you very much, Art, for your help and we wish you the best!
2. Board members noted that the siding on the east end of 2445 and the south side of 2465 needs attention. The Board to discuss with Ken at *Prestige Painting*.

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3. During the carport painting, one of the painters noted a hole in the roof at the southeast corner of the 2445 carport. The Board to look into what is needed and seek repairs.
4. After spending \$3,700 on a new front door for east 2445, the Association recently had to pay \$850 to replace the push bar mechanism on the east 2445 rear entry door. According to *American Lock & Key*, this damage could only have happened from someone jerking on the door while it was locked. If you see or hear something, please contact the police or a Board member.
5. A Co-owner submitted a Comment/Recommendation form requesting that a door “kick stand” be installed to the front entry door of her building. The Co-owner has applied for a handicap permit and being able to prop open the door would help her when unloading groceries, etc.
While the Board is certainly willing to help, we do have concerns that other residents who may use the kick stand will neglect to disengage it, leaving the door open and putting our building security at risk, as well as letting bugs in. This is already occurring frequently at building 2445, where someone is leaving door props in overnight, or leaving the door jig engaged which disables the push bar.
REMINDER: When using any kind of door prop, you must remove it immediately for the security of our buildings and the safety of our residents.
6. A Co-owner asked the Board to look at the west 2445 ramp. Settling has widened the gap between a couple of concrete slabs. The Board will explore options to address this concern.
7. A Co-owner reached out to the Board regarding his tenant’s missing Amazon packages at west 2465. One of the packages was found at the east entrance of 2465. Amazon is notoriously terrible at delivering packages to the correct entrance.
Though the Board is not responsible for lost/mis-delivered packages, we do what we can to move packages to the correct entrance and many residents have benefitted from this without even knowing it. Please help where you can; the next mis-delivered package may be yours!
8. The Board has noted a few instances of residents driving too fast through the parking lot. There is simply no good reason to speed in the parking lot and put others at risk. Please SLOW DOWN!

F. Adjournment – Meeting adjourned 8:45. Next meeting: November 21, 2024.

Minutes submitted by: Cindy Parkhurst, President

Minutes and much more can be found on our website:
www.islandviewcondos.net