

Islandview Condominium Association
Board Meeting Minutes
September 19, 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 7:10.

B. Submission of August Minutes – Cindy Parkhurst

1. The August 15, 2024 Meeting Minutes were reviewed. No corrections, Minutes approved.

C. Financial Report – Jennifer Afonica

1. Board members reviewed the August 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 tentatively scheduled to begin October 7, 2024. The carport painting should be done by then, though the resurfacing of Riverside Dr. may cause delays.
2. The Board has received four bids for the north property fence project. In the process, a couple of complications arose such as the exact location of the property line. The Association President at the neighboring condos also raised the question as to who actually owns the current fence. As the Board works through these issues, and considering all the projects we have scheduled for this year, it was decided to table the fence project until next spring.

E. New Business

1. Board members met with Andy from *KangaRoof* prior to the Board meeting to review a thorough inspection of our roof that was performed September 14-15. The Board has long been dissatisfied with *Holbrook Roofing* but it's very difficult to find roofing companies that will service 3rd floor roofs. During the presentation:

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Islandview Condominium Association
Board Meeting Minutes
September 19, 2024

- Andy provided photos and documentation of the low-quality materials, “shortcuts” and “shoddy workmanship” from the 2008 roof replacement and subsequent repairs.
- He also provided a list of repairs that require immediate attention, as well as long-term solutions eventually leading to full replacement.
- An annual maintenance plan was also offered which would include a thorough inspection and spot repairs for \$1,680/year.
- After much discussion, the Board opted to proceed with the extensive roof repairs that require immediate attention.
- The Board declined the annual maintenance plan at this time.

2. In conjunction with the carport painting, the Board also sought bids for carport gutter replacement. After receiving three bids, the Board accepted the bid from *A1 Gutter Pro*, who agreed to remove the gutters prior to carport painting, and install new gutters after painting was completed.

A complication arose regarding the 2445 carports. Currently, those downspouts are directed backwards and empty onto the property of our neighbors to the north. The Board generally agreed that this should be addressed. However, it’s rather complicated to reconfigure those downspouts and the suggested proposals were costly and inadequate.

For the time being, and after much discussion, the Board opted to leave off the gutters for now and monitor conditions over the next few months to determine the necessity of gutters on the carports.

3. The Board is once again receiving complaints that some residents are not using their carports and are parking multiple vehicles on the front line of the buildings. As a reminder:

- Each building has 24 units:
 - 2445 has 15 parking spaces (plus 2 handicap) on the front line
 - 2465 has 17 parking spaces (plus 2 handicap) on the front line
- All residents are encouraged to please use their carports whenever possible.
- It is Association policy that owners of multiple vehicles must utilize their carport and/or the extra parking areas in the northwest corner rather than parking all their vehicles on the front line.

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Islandview Condominium Association
Board Meeting Minutes
September 19, 2024

- Parking multiple vehicles on the front line is discourteous and unfair to other residents, some of whom work late shifts and are unable to find parking when they get home.
 - The parking section of the Association Reference Guide will undergo a revision to clarify the parking policy. All residents will receive the updated version once completed.
4. It was brought to the Board's attention that an ice machine was installed at the fish station on the boardwalk. The Bylaws prohibit alterations or modifications to the Common Elements without the express written approval of the Board. Additionally, the Boardwalk and Common Elements are Association property and may not be used for the storage of personal property of any description. (Bylaws Article VI, Sections 2, 5 and 6).

F. Adjournment – Meeting adjourned 8:45. Next meeting: October 17, 2024.

Minutes submitted by: Cindy Parkhurst, President