

Association of the Unit Owners of the Island
Meeting Minutes
November 30, 2022
5:00pm to 6:00pm
Zoom Only

I. Calling of the Roll

Board Members in attendance are:

Janet McCulloch, President
Sue Parks-Hilden, Vice Chair
Jeff Starr, Treasurer
Deanna Davis, Secretary

Homeowners in attendance are Brent and Carla Duering, Rose Sichel, Susan O'Leary

II. Proof of Notice of Meeting or Waiver of Notice

This Board Meeting was announced by email and physically posted with proper notice

III. Reading of the Minutes of the Preceding Meeting(s)

- A. October 29th Meeting Minutes, awaiting final Board approval to post PDF to website
- B. November 5th Meeting Minutes will be approved at next meeting

IV. New Business

A. Safety in the Association

- 1. Due to recent safety issues within our community, the President read the following statement from the Island Board:

As part of our fiduciary responsibility to the Association, we have a duty to protect the health, safety, and well-being of the Unit Owners and their tenants. This duty can be as simple as fixing a trip and fall hazard or as complex as dealing with irrational and potentially violent individuals within our community. We take the process of screening workers and doing background checks very seriously, and we use a professional company, CICS Employment Service, to do the checks.

We are also responsible for the safety of our workers and contractors when they are here performing their duties on our behalf. The same is true for those workers whom individual unit owners hire on behalf of their units. All workers and contractors should be left to their work. If a questions or issue arises, that should be directed to the Board, not the contractors.

On November 27, 2022, we sent an email apprising the community of potential dangers. We did not take this decision lightly, and all Board members were in complete agreement.

Another of our fiduciary responsibilities is to address concerns and complaints in a timely manner to the best of our abilities. Since we had received complaints about an individual's behavior, we had the responsibility to act, and we will continue to do so. Written statements of complaint have the expectation of privacy unless and until they become part of a formal legal action. We do not want unit owners to be fearful of reprisals in the case of irrational and potentially violent individuals. No names of unit owners or tenants who have made complaints will be made public at this time. We will retain their written statements in our files until such time as it is appropriate to use them in a legal proceeding.

V. Old Business

A. Gutters Update

Units 9/10 and 13/14 should have their gutters completed soon.

A group discussion occurred regarding the safety of all Island residents, and some owners stated their desire to know more details (who/what/where). The Island Board emphasized their need to retain the privacy of those affected, and it was reiterated that the Island Board will take the appropriate action of alerting all homeowners (and authorities as needed) when similar instances occur.

The Board Meeting ended at approximately 6:00pm; Closed Session to follow