

Island Lake North Bay Condominium Association

Board of Directors Meeting

Monday, April 16, 2018

Minutes

I. Call to Order: 6:04 pm

Board Members Present: Rob David, Mark Schireson, Bill Pfeiffer, John Rilly, Sue Hall; Lora Wright, AMP

II. Approval of Agenda: A motion to accept the April 16, 2018 agenda was made, seconded, and approved.

III. Approval of Minutes:

A motion to accept the February 16, 2018 minutes was made, seconded, and approved. Minutes will be released to all homeowners by Lora Wright. *Note: March meeting was cancelled.

IV. Community Forum: Mr. Pesta, 25706 ILD, inquired regarding his window seal repair.

V. Committee Reports:

- A. Landscape & Aesthetics Committee: Various residents have stepped up to participate in specific landscape roles. Mark Schireson is the L/A Committee Liaison.
- B. Social:
 - 1. Last NB winter Euchre Tournament will be April 21, 2018 at the IL Boathouse.
 - 2. Book club is scheduled April 18, 2018 by Dona Childress. Host: Kim Cavicchioli; Co-host: Sheila Foyt.
 - 3. Float Your Boat will be the 4th Friday of the month during boat season. Venitian Night with South Harbor will be July 14 at 7 pm. If it rains, the activity will take place at the IL Boathouse.

VI. Management Report:

- A. Administrative: None
- B. Financials: Updated statements were received, reviewed and accepted.
- C. Work Order Log:
 - The updated list was reviewed.
 - McGlinch and Son continue to work on replacing rotted trim boards.
 - First Board priority in the budget is structural issues vs aesthetic.
 - Board continues to research/discuss resolve for cultured stones.
 - There is cement flatwork budget of 3K for 2018.
 - Docks will be installed this week.

VII. Island Lake Master Board Update:

- A. North Park Bathrooms: in process of being fixed; restitution investigation in process; discussion of key FOB use; WIFI will be put in North Park this summer.
- B. Fitness equipment: New bike coming.
- C. Boat access lock for 2018: Communication has been sent to IL homeowners.
- D. Benches and trash cans: Two new benches at Harbor Park and Boat launch.
- E. Marathon in IL is scheduled April 29, 2018; triathlon is scheduled in draft July 29, 2018.
- F. IL stone signs will be cleaned, letters painted/sealed;
- G. Obtaining estimates for gazebo repairs.

VIII. Interim Actions by Board of Directors:

- A. Removal of outdoor backflow preventers: Association will resolve per Clean Water Act.
- B. Guardian Tree contract: signed/approved for 2018.
- C. Letters to co-owners regarding Cross Connection survey: in process for co-owners.

IX. Unfinished Business:

- A. NB Conservation Easement Burn: Review of quotes from Drew Lathin in process.
- B. Address numbers for end building units: in process in 2018.

X. New Business:

- A. Lawn damage: Resolve in process with Clean Cut.
- B. Bird feeder: Inquiry made by Wilczak.
- C. Dock repair: In process.
- D. Street replacement: City of Novi will be repairing damaged sections of the street between gazebo and NB mailbox mid to end of June 2018.
- E. Fines for non-compliance of deck painting requirement: Decks must be in compliance by 12-31-2018.

XI. Adjournment: 8:02 pm

XII. Executive Session: The Board met in Executive Session to discuss relevant matters.

Next Board of Directors Meeting: Monday, May 21, 2018; 6 pm at the Boathouse

Respectfully submitted- Sue Hall, Secretary