

Island Lake North Bay Condominium Association

Board of Directors Meeting

Monday, June 18, 2018

Minutes

- I. **Call to Order:** 6:02 pm at the IL Boathouse.

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 June 18, 2018 agenda was made, seconded, and approved.

- III. **Approval of Minutes:**

A motion to accept the May 29, 2018 minutes was made, seconded, and approved. Minutes will be released to all homeowners by Lora Wright.

IV. **Community Forum:** Elyse and Elliott Milstein addressed the Board regarding a contractor repair in which the paint color does not match condo paint color. The Board concurred that there needs to be an improved color match.

- V. **Committee Reports:**

- A. Landscape & Aesthetics Committee: Kathie Nesi, L & A NB Chairperson, presented L & A updates to the Board. Additionally, Kathie provided a suggested process for individual homeowners planting bushes or trees, not including flowers- annual or perennial. The Board accepted the process. Planting of trees/shrubs needs Board approval; the process was developed collaboratively by the L/A Committee.
- B. Social:
 - 1. The first 'Float 'Your Boat' took place May 25, 2018. The next 'Float Your Boats' are the 4th Friday of the month during boat season. Additionally, Venetian Night with South Harbor will be July 14 at 7 pm. If it rains, Venetian Night will take place at the IL Boathouse.
 - 2. Book Club is scheduled June 20, 2018 by Dona Childress. Host: Kathie Nesi; Co-host: Sheila Wade.
 - 3. The Annual North Bay Golf Tournament, chaired by John Rilly, is scheduled July 15, 2018 at the Links of Novi Golf Course.

- VI. **Management Report:**

- A. Administrative: None
- B. Financials: Updated statements were received, reviewed and accepted.
- C. Work Order Log:

- The updated list was reviewed.
- Dock repairs are in process.
- Board budget priority was again discussed, stressing structural issues first vs aesthetic.

VII. Island Lake Master Board Update:

- A. IL pool will open soon after the cement work is completed.
- B. City street repaving will commence within the week and is due to be completed by July 4. The NB mailbox area is contracted to be repaired by a different city contractor.
- C. The contracts for NB Park bathrooms are near completion with added security and requirement of resident key fobs for use.
- D. Pickle ball stripes on one IL tennis court has been proposed.
- E. The IL website is close to completion.

VIII. Interim Actions by Board of Directors:

- A. Modification Request for basement door replacement at 25875: approved.
- B. Concrete Replacement and Lifting Contract: estimates in process.

IX. Unfinished Business:

- A. Address plates for end building units have arrived and will be installed.
- B. Landscape plan for 25728 needs revision.

X. New Business:

- A. Beach Sand: A motion was made, seconded, and approved for the expenditure for sand and the labor to spread the sand on NB beaches. The approved amount aligns with the 2018 budget for sand.
- B. The Board discussed investigating erosion of beaches and looking into Great Stuff Rocks.

XI. Adjournment: 7:47 pm

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

Next Board of Directors Meeting: Monday, July 16, 2018; 6 pm at the Boathouse

Respectfully submitted- Sue Hall, Secretary