

Island Lake North Bay Condominium Association

Board of Directors Meeting

Monday, January 23, 2017

Minutes

I. Call to Order: 6:02 pm

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

II. Approval of Minutes:

A motion to accept the December 6, 2016 minutes was approved and released to all homeowners by Lora Wright December 13, 2016.

III. Community Forum: None

IV. Committee Reports:

A. Finance: none

B. Landscape & Aesthetics: Kim Cavicchioli, Landscape and Aesthetics Committee Chair, presented committee updates and recommendations regarding landscape vendors for 2017. The BOD received information regarding Guardian Tree, which included tree and shrub pruning, fungicide, insecticide, root care, and planting. Additionally, the BOD received information regarding Natural Way, which included weed and fertilizer control. Contract recommendations for mowing, beach care, and sprinklers are in process.

C. Social:

1. The December 11, 2016 Holiday Progressive, organized by Marcia David, was enjoyed by many NB neighbors. Additionally, donations to Toys for Tots was a tremendous success.

2. Book Club, organized by Dona Childress, met January 19, 2017 and was hosted by Gayle Lieberman.

3. NB Euchre Night, hosted by Marcia and Rob David, started January 21, 2017 at the Island Lake Boathouse.

V. Management Report:

A. Administrative:

1. Financials:
 - Updated statements were received, reviewed and accepted.
2. Work Order Log: The updated list was reviewed.

VI. Island Lake Master Board Update:

- A. A letter from the Master Board was sent in support of 24/7 coverage at the #4 Fire Station. The city approved the request.
- B. Sidewalk plowing along Napier was approved.
- C. Parking lot upgrades at the Boathouse and North Bay Park was approved.
- D. Lake Savers Project: DEQ approval is required for permits. The current treatment process will continue until the DEQ process is complete, which could be fall 2017.

VII. Board of Directors Interim Actions:

- A. Minutes from the Dec 6, 2016 BOD meeting were approved Dec 13, 2016 and distributed to homeowners.
- B. BOD agreed to accept plans for structural renovations performed at 25978 Island Lake Drive.
- C. BOD approved the modification request for structural renovation at 25706 Island Lake Drive.

VIII. Unfinished Business:

Item 1- Use of Composite Materials for Decks: no action; BOD requires an ad-hoc homeowner to step forward to the BOD to move process forward.

Item 2- Beach Damage and Erosion Control: will be addressed spring 2017

Item 3- Inspection of Sump Pumps: BOD unanimously voted to approve inspection of the primary sump pump in four units at this time, to include those primary pumps within or nearest to the flood plain.

Item 4 Landscape Agreement: The BOD unanimously approved a contract for Guardian Tree to include tree and shrub pruning, fungicide, insecticide, root care, and planting. Additionally, the BOD unanimously approved a contract for Natural Way to include weed and fertilizer control.

Item 5- Dock Repairs: BOD unanimously approved the contract for Dennis Docks to repair/install NB docks spring 2017.

Item 6- Bulletin Board at NB Mailboxes: in process

IX. New Business:

Item 1- New resident packet: The binder packet includes a NB welcome letter, key contacts, collection policy, maintenance matrix, NB rules, and community rules. Further, the NB Rules and Regulations and NB By-laws are available online; additionally, these documents as well as the NB Directory will be emailed to new homeowners when NB obtains a new homeowner email.

Item 2-Condo Certs Program: New buyers are required to go through condo certification.

X. Adjournment: 8:15 pm

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

Next Board of Directors Meeting: Monday, February 20, 2017, 6 pm at the Boathouse

Respectfully submitted- Sue Hall, Secretary