

Island Lake of Novi—Orchards Association

Board of Directors Meeting

Meeting Minutes—September 7th, 2018

Present: Tom Valade, Ajay Raman, Lisa Galas and Managing Agent Lora Wright

Meeting called to order 9:13am by Tom Valade

COMMUNITY FORUM: No issues brought forward to the Board.

MANAGEMENT REPORT: We are over budget for tree maintenance as there were many to pull and replace this spring. We currently have 4 homeowners that are delinquent on HOA fees.

ISLAND LAKE MASTER BOARD UPDATE: Director Valade reported that the pool repairs were extensive but complete. Repair costs came out of Master reserves (with insurance reimbursement) and were not passed down to residents. However, due to the late start-up, we lost several lifeguards. The Master Board is currently looking into a few options for lifeguard retention and pool management.

Item #1—Boathouse rental (emergency contact protocol). For true emergencies, call 911. For logistical issues, we currently have an evening Manager who is available during rented events. The Board is looking into ways to make communication more readily available (TracPhone vs. pager?).

Item #2—ILON Community Repair Notification. ILO has numerous repair companies, contractors, landscaping and miscellaneous vehicles that come into the neighborhood. If the vehicle seems out of place, call Carrie at the boathouse to see if she has record of a planned repair. If it feels suspicious, please call Novi PD for their assistance.

UNFINISHED BUSINESS:

Item #1—Master Deed and Bylaws. Two dates have been sent to the attorney to have a phone conference to go over changes made to the bylaws. Awaiting confirmation of date and time.

Item #2—Mailboxes. Numerous mailboxes and/or stands are in disrepair. Bylaws state that they are the owners responsibility. The Board has proposed off-setting price of repair/replacement. The initial bid by American Mailbox was higher than expected. Ms. Wright

is seeking out two more bids for comparison. This decision will be put aside until the operating numbers are available. Tree replacement costs will need to come out first.

Item #3—Delinquent fees. In an attempt to deter delinquent fees, the BOD decided to increase late fees to \$50 (up from \$25)

NEW BUSINESS:

Item #1—Annual Meeting is scheduled for January 15th, 2019

Item #2—2019 Budget. Due to the recent increase in tree replacement, the 2019 budget may need to be increased in this area. The BOD will readdress this when operating numbers are available.

The meeting was adjourned at 10:20am