

Island Lake South Harbor

Board of Directors Meeting

Meeting Minutes

October 1, 2018

1. **Call to Order:** Meeting called to order at 5:59 p.m. by President, Dave Butler.
2. **Roll Call:** Board Members present: Dave Butler, Larry Stalmack, Kellie Milligan, Greg Sorrentino, Lora Wright, AMP (Association Management Professionals, Inc)
3. **Approval of Minutes** – Dir. Butler motioned to approve August minutes and it was seconded. Board voted to approve the minutes.
4. **Community Forum:** No residents from South Harbor were present.
5. **Committee Reports:**
 - A. **Landscape** –
 - 24985 Reeds Pointe (Kabodian) - landscape issues – Ms. Wright did not have any new updates. She will follow up with Beauchamp.
 - 24904 Reeds Pointe (Baca) – New pop up sprinkler needs to be added. Ms. Wright will call the Bacas to discuss and take photos. Consider for next spring.
 - 24877 Reeds Pointe (Sargent) Outlet – Retrench needed to fix the outlet. Lora will ask electrician if they will do all 4 outlets for the building.
 - Beauchamp updates – October sprinklers will be blown off.
 - B. **Finance:** Dir Stalmack reviewed YTD results.
 - Trim replacement status – Pricing analysis was reviewed (price per foot) for the various projects performed. Agreed to quote all work in the spring to get one price. We would like to coordinate with North Bay. Ms. Wright will follow up.
 - 2019 Budget – Committee reviewed the budget and discussed each section. Misc. Expense should be increased from \$500 to \$1,000. Once Dir Stalmack receives the Shoreline Restoration update from Scott, he can finalize the budget and socialize it with the Committee for approval.
 - Dues for 2019 – Board agreed to increase due to \$475 from \$425.
 - Board agreed to hold off on new projects until the Spring.
 - C. **Social:** Upcoming events:
 - Dinner Club – 3rd Thursday of each month through April at 7 pm except as noted.
 - October 11 (6:30 pm) at Hermann’s Towne Grille in Plymouth
 - November 15th -- It’s A Matter of Taste, Commerce Twp.

- December 20th – Ciao Amici’s, Brighton
- January 17th – Pepino’s, Sylvan Lake
- February 21st – Karl’s Cabin, Plymouth
- March 21st – TBD
- April 18th – El Barzon, Detroit
- Progressive Dinner – November 2nd at the Boathouse
- Ladies’ Tea – December 9th at The Whitney at 2 pm
- Winter Beach Party – January 25th at the Boathouse.

6. Management Reports:

- A. Contract & Control Sheet – reviewed.

7. Master Association Update – Next meeting is in October 10th (Budget Meeting).

1. September 19th – Dir. Butler provided an update on the meeting.
 - North Park Vandalism – You can now enter the bathroom facilities with a key fob. There is also a newly installed camera outside.
 - Triathlon – The group made a report to the Board. In the past they have paid the association \$500; however, the fee will be raised to \$600 next year unless the setup time begins after 5:30 am.
 - Entrance Ways – Burlap to protect the shrubs in the wintertime will cost approximately \$750 and will be shared through the associations.
 - Golf Cart – Purchase was cancelled as they are illegal in City of Novi.
 - New website that is being developed but hasn’t launched yet.
2. Next Meeting October 10th – Master Board Budget meeting. Unfortunately, due to existing conflicts, no one can attend from North Harbor.

8. Unfinished Business:

- A. Christmas Lights –Trillium is the vendor selected by the Master Association to install/remove all Christmas lights near the Island Lake entrances (all associations). Originally, they proposed \$800 for South Harbor but eventually agreed the \$600 that we had spent with our existing vendor.

9. New Business:

- A. Water – Ms. Wright will begin sending out quarterly usage by building. The purpose is to encourage residents to review their usage and consider ways to reduce high usage (e.g. running toilets).

10. Executive Session: See separate agenda and notes presented by Lora Wright, AMP.

11. Next Board Meeting November 5, 2018.

12. **Adjournment:** Dir. Butler motioned to adjourn, and Dir. Milligan seconded it. The meeting was adjourned at 6:38 p.m.

Meeting Minutes: Submitted by Secretary, Kellie Milligan.