

**Island Lake South Harbor
Board of Directors Meeting
July 2, 2018**

Agenda

1. **Call to Order:** Meeting called to order at 6:02 p.m. by Treasurer Larry Stalmack
Board Members present: Dave Butler, Steve Lionas, Kellie Milligan, Greg Sorrentino, Lora Wright, AMP
2. **Approval of Minutes:** Dir. Stalmack motioned to approve June minutes and Dir. Sorrentino seconded. Board voted to approve the minutes.
3. **Elections of Board Positions:** Dir. Sorrentino motioned for officers to be approved as previously discussed and read. The motion was supported unanimously.
 - Dave Butler - President
 - Greg Sorrentino – Vice President
 - Larry Stalmack - Treasurer
 - Kellie Milligan – Secretary
 - Steve Lionas - Director
4. **Community Forum** - No residents from South Harbor were present.
5. **Committee Reports**
 - A. **Landscape** – No Report
 - Board approved landscape proposal except for grass replacement which will be addressed later in the year.
 - Pears first spray completed. Magnolias were also sprayed.
 - Grass – The grass committee had their walkthrough and assessed the situation. Recommendations were made to Beauchamp by mail and will be followed up with a meeting on July 6th at noon.
 - B. **Finance** –
 - Rebuild and store broken pump – Board requested that Beauchamp figure out why pump is deteriorating. Agreement was made to buy a new pump and rebuild the current one. The extra pump will be stored by Steve at his company's warehouse
 - Approve Payment to Beauchamp for aeration – Approved by the board via email.
 - June Reserve Payment canceled due to the high cost of building maintenance. (Trim replacement). – Ms. Wright, amp is in the process of obtaining bids for

24747 and 24749. The first bid by McClinch was \$10k. Management is looking to Kearns for a second bid. Dir. Milligan will provide amp with contact information of McCarters for a third bid.

- Replacing trim is becoming a big expense. This year, we are going to have to reduce transfers to the reserves. Likely to increase rates next year due to the large and continued trim replacement.

C. **Social** – No Report. A Summary of 2018 events were provided by Denise Harris at the June 4 Annual Meeting.

Upcoming events:

- Beach Party – June 29 – Great success, well attended.
- Float your Boat – July 13th (Venetian Float), August 3 and September 7
- Golf Outing Sunday July 15th (with North Harbor)

6. Management Reports

- A. Contract & Control Sheet – reviewed. Significant item noted was the building maintenance under special projects.
- B. Master Association Update – Dir. Milligan reviewed items 1 and 2 during the meeting; however, she didn't have her notes available at the meeting. Below is a summary of the key items discussed at the Master Association Board meeting that she attended.
1. Pool – most of the cost is covered under insurance. Pool opened on June 24 and neighborhood party is scheduled July 3. Extended hours approved until 10 pm. Season will be extended as weather permits.
 2. Board approved a basketball hoop and pickle ball court to be added to the tennis court area. Tennis has priority.

7. Unfinished Business

- A. Cross Connection Control Update – Remove from agenda as our portion of this is complete.
- B. Sand – Complete. Remove from agenda.
- C. Trim Repair- Status from amp. Previous ones will be done mid-July. 4-5 new ones to be quoted.

8. New Business

- A. 24799 Pipe Leak – Work completed. However, because of the leak additional repair is required the replacement of sliding glass door.
1. Board discussed the sliding door replacement. The Alteration/Modification request for either the Marvin Ultimate or Anderson 400 was approved by the board.

2. White Rear Exterior Door Ruling – The Board voted to approve a new rule. It was motion and second for the Board to allow all exterior doors to be white or burgundy except the front door. Vote: 5 in favor, 0 opposed, 0 abstained.
Resolved: Motion carried.

- B. Dock concerns – Homeowner lost their dock. The current dock has not been claimed. Management will send an email to all homeowners requesting the owner to claim it by a certain date. If it's not claimed, then amp will call Midwest Docs to see if they want it or Dennis' Docs.
- C. 24983 Basement Wall (Jack Couzens) – Leak – Large crack on the outside and hairline crack on the inside. Greg will research remediation. Possible remediation is to fill the interior crack with urethane foam to stop leak and add carbon fiber stripes horizontally on the exterior. Dir Sorrentino will call contractor for additional information.

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Executive Session
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9. Executive Session

The following was presented by Lora Wright, AMP.

Item #1 - Violation – One noted. Upon verification, 4 of 5 satellites were not approved. One of the four was left by the prior owner who moved out. This one will be removed, and the shingles replaced. Ms. Wright will notify the other 3 owners regarding the satellite requirements.

Item #2 - Delinquents – None noted.

Item #3 – Modifications Request. Approved for 24799 Reeds Pointe Drive.

10. *Next Board Meeting August 6, 2018. Larry to bring ice cream cake for Kellie's 50th birthday or wine...either works.*

11. Adjournment: Dir Butler motioned to adjourn and Larry second it. The meeting was adjourned at 7:06 p.m.

Meeting Minutes: Submitted by Secretary, Kellie Milligan.