

**Island Lake North Bay Condominium Association
Board of Directors Meeting
October 21, 2019**

Minutes

I. Call to Order: 6:13 p.m.

Board Members Present: Rob David, Mark Schireson (via phone), Bill Pfeiffer, John Rilly, Chuck Childress, Lora Wright

II. Approval of Minutes: The submitted September minutes were approved. Minutes will be released by Lora Wright to all homeowners.

III. Community Forum: None

IV. Committee Reports:

- a. Landscape & Aesthetics:
 - 1. The Board reviewed the Landscape Committee's proposed budget plans for 2020. Proposal included prioritizing tree trimming. Additionally the committee will investigate elimination of the use of Round-Up products.
- b. Social:
 - North Bay Holiday Party scheduled for December 6, 2019.

V. Management Report:

- a. Administrative: None
- b. Work Order Log:
 - 1. Trim repairs continue.
 - 2. Board approved funding to lift a walkway concrete slab at 26002 Island Lake Drive.
- c. Financials:
 - 1. The Board approved authorization of a Money Market account with Fidelity for funds.
 - 2. It was reported the water bill was significantly lower for 2019 versus 2018. The remaining financial categories were reviewed.

VI. Island Lake Master Board Update:

- a. The 2020 Master Association budget was approved.
- b. Monthly dues for the Master Association are increasing from \$65 to \$67 in 2020.
- c. A drain was installed outside of the tennis courts to prevent further erosion.
- d. City of Novi is reinforcing drain manholes and street drains through a structural foaming process.
- e. The Master Board is in process of reviewing a ban on Round-Up products.

VII. Board of Directors Interim Actions:

- a. The Board approved a landscape committee expenditure request for tree removal and sod replacement.
- b. The Board approved a landscape committee expenditure request for treatment of tree girdled roots.

VIII. Unfinished Business:

- a. The Landscape contract bid for 2020 was approved with added provisions from the Landscape Committee.
- b. The landscape plan for 26004 Island Lake Drive was approved with one revision. Homeowners will be contacted.
- c. The shore erosion of the con-span area remains in process. It remains questionable who is responsible for the con-span.

IX. New Business:

- a. The 2020 North Bay Condo Association budget proposal was approved by the Board.
- b. The Board discussed the return of a deposit for satellite dish removal for 25758 Island Lake Drive. Request was approved.
- c. An alteration request for an air conditioning unit relocation at 25868 Island Lake Drive was withdrawn.

X. Adjournment: 7:50 p.m.

XI. Executive Session: The Board met in Executive Session.

Next Board of Directors Meeting: Meeting scheduled for Monday, November 18, 2019, 6:00 p.m.

Respectfully submitted – John Rilly, Secretary

