

Island Lake of Novi
Master Community Associations Minutes
Meeting conducted via Zoom
July 29, 2020

Present: Tom Valade (Orchards), Alison Dolin (Vineyards), Jerry Singh (Shores), Andrew LeFevre (Arbors), Hal Felch (Preserves), Glen Lowenstein (Woods), Bill Pfeiffer (North Bay), Carrie Sargent (South Harbor), Bill Pfeiffer (North Bay), Arul Thirumoothi (Reserves) and Ron Hall, Community Manager

1. **Call to Order:** Tom Valade called the meeting to order at 5:06 pm and Andrew LeFevre seconded.
2. **Approval of Agenda:** A motion to approve the agenda by Glen Lowenstein and second by Carrie Sargent; the Board approved.
3. **Approval of Meeting Minutes:** Glen Lowenstein made a motion to accept the minutes from the last meeting, Alison Dolin seconded the motion and the Board approved.
4. **Community Forum:** Chris Zhang & Chuck Childress
 - a. Chris Zhang and his partner proposed having a rafting business at the Island Lake and wanted Board approval. Chris and his partner gave an excellent presentation as they want to rent on an hourly basis to individuals on a per person basis.
 - b. Chuck Childress from North Bay pointed out that the islands within Island Lake were shrinking and provided pictures.
5. **Interim Action by the Board: none**
6. **Financial Report:**
 - a. Ron Hall reported there was an additional snowplow push from 2019 and there were repairs made to the trail bridges. While the pool opened late, additional staffing was implemented as a result of Covid 19.
 - b. Bill Pfeiffer reported the forecast for Boathouse rentals to be \$10,000.00 lower than budget. That will be partially offset by a \$1,000 increase in initial contributions because of higher home sales. The projected operating loss is higher than expected but will be covered by the contingency. Reserve Fund assets are projected to total \$860,000 at year end.
7. **Old Business**
 - a. Boathouse Operation- We are on hold until the state provides guidance.
 - b. Sprinkler System - All the backflow preventers have to be upgraded and tested before the systems are turned on. Ron is getting bids and will advise.
 - c. Quad Runner – Was a huge help in picking up debris and will be used to monitor and maintain the trails.
 - d. Pool Operations- Pool Shades are on hold. We need to wait and see what the Governor and the state outline is before doing anything.
 - e. Tennis Courts – Contract is signed but we need 70 degree average daily temperature before the work can begin.

- f. Decoys- the fox & coyote decoys will be placed around the Boathouse and North Park beach. A mass email will go out to all owners.

8. New Business

- a. Alison Dolin made a proposal that the Vineyards manage repair to some sidewalk areas that the master is responsible for at a cost of \$7,500. Master will reimburse Vineyards after work is complete. Board approved the work to proceed.
- b. Shrinking Islands – this item was tabled until we can discussed with engineers. Arul Thirumoothi pointed out we should be more concerned if the island the pool and Boathouse are on is shrinking.
- c. Raft Rental Proposal – while the presentation was excellent it was not viewed as viable and therefore denied. Tom Valade will notify Chris.

9. Management Report

- a. Trail bridges are being repaired in house and we will not use any of the Reserve account money to repair.
- b. Trailer for Quad Runner – was used to clean the North Park Beach which was a huge help and time saver.
- c. Tree Replacement- The large Birch tree at Wixom Rd and Island Lake Dr. that is dead will be removed and replaced.
- d. Kid issues – We have had many different issues with kids jumping off the docks at the Boathouse and Boat Launch dock and using fowl language at the North Park beach and the Boathouse docks.
The Boathouse Attendants & I are checking these areas, talking to the kids and contacting the police when needed.
- e. AMP Transition – has not gone well with owners contacting the Boathouse about the new management company and verifying it is accurate before sending in payments.
- f. Dry Areas/ Sprinkler coverage – there is no sprinkler system along Wixom Rd north of Ravine nor west of Saybrook Court along Drakes Bay Drive.
- g. Boathouse – Fire Inspection/Compressor – we plan to move ahead and replace the compressor and have everything in the Boathouse inspected and certified by a Vanguard.

10. Member Round Table

- a. Bill Pfeiffer pointed out that only North Bay is posting items on the website and that we should have the Master minutes on the website.

11. **Adjournment** - Bill Pfeiffer proposed to adjourn the meeting and Hal Felch 2nd the motion at 7:05pm