

**Island Lake of Novi
Master Community Associations Minutes
January 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), Ron Hall (Community Manager)
Absent Arul Thirumoothi (Reserves)

1. **Call to Order:** Alison Dolin called the meeting to order at 5:09 pm and Tom Valade seconded.
2. **Approval of Agenda:** A motion to approve the agenda by Bill Pfeiffer and second by Alison Dolin 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:** None
5. **Interim Action by the Board:** None
6. **Financial Report:**

Mr. Hall explained that we believe there is a missing utility bill for around \$7,000 as the actual for 2019 is lower than expected. Maintenance expenses are higher as a result of the vast number of repairs made last year (we anticipate the repairs will be inline with the budget going forward). Pool Wages were over budget as the pool was overstaffed and the Pool Managers' supervisory fee, was not budgeted for this year. The lifeguard hours have been restructured in accordance with the demand for the coming year. Mr. Pfeiffer reported that income on the Boathouse was \$31,600 for the year or \$5,600 greater than the budget. Initial contributions were \$9,300 and therefore the Reserve contribution for the year has been set at \$73,800 down from \$96,000 in 2019. Mr. Pfeiffer also reported that ILON Reserve Study was favorable based upon the report from the consultant.
7. **Old Business:**

- a. Use of Round-Up at ILON – with no conclusive evidence that there is a health risk has been presented or an efficient replacement, so the matter has been tabled.
- b. Arbors Mailbox- Andrew Lefevre stated the back of the mailboxes is continuing to erode and the problem is a direct result of the C.C. overflow ponds so Mr. Hall will investigate and report back to the Board.
- c. Use of the Boathouse without preapproved policy. We have not had any issues since the discussion and a camera has been installed.
- d. Wixom electric boxes at Drakes Bay entrance – proposed additional landscaping to hide this unsightly area. Just recently finally got the requirements from the City Landscaper and will address and inform as we move forward.
- e. Pool - Hours have been reduced this year however if there is demand there is room in the budget to increase hours slightly. It will open at noon the month of August versus 11 a.m.
- f. Plot plans- the city provided the entire blueprints for most of the subs and the information is not what it needed. Mr. Hall will secure an email version of large color site map and secure a plasticized version for the Board
- g. Master Meeting Dates- the dates have been established the fourth Wed, of the month. Jan , April , July and October.
- h. Ron’s review will take place the week after the Jan Board meeting.
- i. Maturing CD’s were reinvested.
- j. Bill Pfeiffer was recognized and rewarded for his tremendous contribution.
- k. Boathouse rental policy was adjusted to give 1 hour to set up and 1 hour to clean up unless the boathouse is rented for 4 hours or more in which case 2 hours for set up are provided.
- l. Dues paid to The Masters were increased from \$65 to \$67 per household per month effective Jan 2020

8. New Business:

- a. Tent Rental at North Park- it was agreed that we would allow a tent to be installed at North Park with the following stipulations: 1. That they sign a wavier of liability. 2. The rent would be \$50.00 an hour and the event must be completed by 10 pm 3. There would be a refundable \$150.00 deposit and the person would have to clean up after themselves. There would be a \$75.00 trash fee in the event we have to arrange trash pickup. This is being done on a trail basis this year only to see if this is workable. Finally, the Boathouse attendant on duty would swing by North Park at the end their shift (10 pm) to insure the event was shutting down.
- b. Trail Bridges- Ron will inspect the bridges in question and secure bids to repair as the weather improves.
- c. Social Committee- So far there are 2 people who have agreed to participate along with the ILON magazine publisher. An email will be sent out on Mailchimp to solicit additional volunteers. Once we have a small group we will have a meeting and try to plan some events bringing them to Alison Dolin for approval.
- d. Cable TV offer- It was concluded by North Bay the offer made no sense.

- e. Pool Management- We are looking for a mature lifeguard to assist in overseeing the group. In the event we cannot find such a person one of the Boathouse Attendants may help to spot check the pool on a very sporadic basis.
- f. Christmas Lights- With 200 bad strands of old lights some new ones were purchased and going forward we will need to phase over to all LED lights as time goes along. Ron will get recommendations on a plan of action and get back to the Board.
- g. Operating Expense split- Alison Dolin is going to meet with Glenn Lowenstein & Andrew LeFevre to review the split of landscaping, snow removal expense as she believes the splits are not equitably applied. The findings will be reviewed by the Board and discussed before any reallocations are made.

9. Management Report:

- a. Quad Runner – The board has approved the purchase of a quad runner to help maintain ILON and it will be used primarily for the trails. The vehicle will be labeled ILON maintenance.
- b. Pool Shade Covers – Ron will secure pictures and prices of adding colorful shade covers that cannot be blown over and damaged like the umbrellas.
- c. Tennis Court repairs – the contract is signed and we are on the schedule with Goddard coatings to repair and resurface the courts. The work cannot be done till the daytime temperature is 70 degrees (probably mid-May). The court will be closed for a week while the work is being done. Notification will be sent out when the work has been scheduled.
- d. Decoys for Canadian Geese – two decoys have been purchased and will be installed shortly. One decoy is a fox the other a coyote which the geese are deathly afraid of. Hopefully they work to keep the geese away from the Island and NO beach.
- e. Ron will secure name tags for the Lifeguards to help with any issues that may occur.

10. Member Round Table:

- a. Bill Pfeiffer reported the problem with tracking and reporting of the initial contributions. The problem is with the Mgt. Companies other than AMP. He requested that the other management companies pay monthly dues before the 10th of the month and identify which house(s) the initial contribution are for.

11. **Adjournment:** Tom Valade proposed to adjourn the meeting and Alison Dolin 2nd the motion and the meeting adjourned at 7:10 pm.