

Island Lake Woods Condominium Association

AGENDA

Thursday, April 22, 2021

17:00- 18:30 EDT

Join Zoom Meeting

<https://us02web.zoom.us/j/81599710361>

1. CALL TO ORDER – Full board in virtual attendance
2. APPROVAL OF AGENDA - Approved
3. APPROVAL OF PREVIOUS MEETING MINUTES - Approved
4. COMMUNITY FORUM – No concerns
5. INTERIM ACTIONS BY BOARD OF DIRECTORS - None
6. OFFICER REPORTS
 - a. President
 - i. Items from Master Board Meeting – No meeting after last management change. Ron Hall update. New cement work on pool. Boat registrations going up. Mulch on trails. Possible basketball courts in a separate area area. Boathouse back up for rent. Tennis courts up. Possible youth tennis team, mostly ILON residents, board allowing.
 - b. Treasurer
 - i. Operations budget status – Copy attached. No surprises. Cash basis shows pre-pays. Better job with financial reporting, few corrections. Just getting into the Spring/Summer expenditures. Moving snow charges. \$1500 total, pay \$500. Motion to approve this extra expense.
 - ii. Reserve savings status – CD renewal due in July. Everything is on target. End of 2020 \$307K. ½% rate for future CDs. 2024 painting and roofs start. \$223K expenditures. Cash still in reserves by 2029 after major expenses of previous years. Look into trim issues as needed.
 - iii. Capital spending plan review/status – Nothing forecast for a couple of years. Concrete done, none this year.
 - c. Secretary – Nothing to report
7. MANAGEMENT REPORT

- a. Work order review/status – Work order. Some ice dams. Animal control problems addressed.
- b. Outstanding payments/collections - None
- c. Violations, Variances, Delinquents - None

8. OLD BUSINESS

- a. Reserve study – Lora to re-send reserve study to Richard.

9. NEW BUSINESS

- a. Landscape committee – Cathy Bartlett and Pam Evans, landscape walk-through with Steve Weiners from landscape company. Lora can join. Mark for landscaping for removal or removal replacement . Trimming concerns, may have to be a winter trim. Meeting soon.
- b. Spring walk-thru – To be scheduled during the week, soon. Lora to provide sheets. KS inspection to be sent. Handyman to be brought in for small projects.
- c. Irrigation commissioning – Richard to meet with irrigation team. Get smart clock system working, not currently set up/programmed. Maybe back to Greenlawn from Sunrise the current company if needed to use the clock system.
- d. Deck replacement – Can a composite material (Trex) be used for decking floorboards (flat surfaces). Must still have board approval. Vertical, railing and trim boards must be wood. All must be same color. May discuss by-law changes to allow fully composite deck replacement. Must have documentation for annual meeting.

10. ADJOURNMENT – Adjourn to executive meeting.

11. EXECUTIVE SESSION – Contract renewal – KS Management. Improved financials. 10% increase to KS unless longer contract approved. Approve a longer contract with 60-day opt-out. Focus on corrective action successful. Notes attached.