

Island Lake Woods Condominium Association

AGENDA

Thursday, Jan 20, 2022

15:00- 16:30 EST

Zoom Meeting

<https://us02web.zoom.us/j/88461213930>

1. CALL TO ORDER – 2:35
2. APPROVAL OF AGENDA - **Approved**
3. APPROVAL OF PREVIOUS MEETING MINUTES - **Approved**
4. COMMUNITY FORUM – **None, no one in attendance.**
5. INTERIM ACTIONS BY BOARD OF DIRECTORS - **Approval of 2022 Budget**
6. OFFICER REPORTS
 - a. President
 - i. Items from Master Board meeting – **Meeting next week, security focus. New president at North Bay on committee plus others. Issues of trespassing and vandalism at the boat house and North Park. Camera upgrade proposed, triple the cameras to approx. 30. Infrastructure required to support additional cameras.**
 - b. Treasurer
 - i. Operations budget status – **Presentation of cost variances indicated in spreadsheet. (Sidebar: pest control company being used is effective.) Not seeing increase in roofing maintenance repairs. This will allow roofing replacement to be pushed out.**
 - ii. Reserve savings status – **CDs at very low rates, may increase. Backed away from ladder CD investing because of low rates, and no benefit. Painting and repair moved to 2022, priced with board painting. Additional \$27K from reserve for extra landscape work, trimming, grounds work timber Trail. Reserves in good shape, aligned with expense projections.**
 - iii. Capital spending plan review/status
 - c. Secretary – **Nothing to report**
7. MANAGEMENT REPORT - **Lora**
 - a. Work order review/status - **1 pending**
 - b. Outstanding payments/collections
 - c. Violations, Variances, Delinquents– **1 late**
8. OLD BUSINESS
 - a. Discuss plan for additional tree removal in the rear yards on Timber Trl – **Tree work continuing, to be completed soon. Richard to potentially supervise remaining work. (Sidebar on water retained in woods, may follow up)**
9. NEW BUSINESS
 - a. Building Painting Bid Review
 - i. Review quotes from three painting contractors – R. Bartlett – **Breakdown of quotes. 25% increase from North Bays 2021 work. Revised quote from Exterior doesn't quite add up. Exterior as experienced provider preferred. Lora indicated**

Mastercraft has done a great job. Set meeting with Richard and Exterior to discuss Monday – Discussion of painting or not painting siding, decision to not paint siding. Vendor selection pending price clarification.

10. ADJOURNMENT – 3:40

11. EXECUTIVE SESSION

- a. No items planned for discussion

Attachment: Dormant Prune Contract.