

**Island Lake of Novi
Master Community Associations Minutes
July 17, 2019**

Present: Tom Valade (Orchards), Alison Dolin (Vineyards), Jerry Singh (Shores) Kathy Miller (Arbors), Hal Felch (Preserves), Jerry Frolich (Woods), Rob David (North Bay),Carrie Sargent (South Harbor) Bill Pfeiffer (Financial) and Ron Hall (Community Manager),
Absent: Arul Thirumoothi (Reserves)

1. **Call to Order:** Tom Valade called the meeting to order at 5:08pm
2. **Approval of Agenda:** A motion to approve the agenda by Jerry Singh and second by Alison Dolan
3. **Approval of Meeting Minutes:** The minutes did not reflect the discussion about updating the Reserve Study at the last meeting. And the Master Board meeting months have been changed to January, April, July and October. With those additions Alison Dolin made a motion to accept the minutes from the last meeting, Rob David seconded the motion and the Board approved.

4. Community Forum:

Tennis Courts / Pickle Ball – Linda Baca and Sally Herman requested that pickle ball lines not be added to the tennis courts and suggested adding a pickle ball court. They felt there could be some animosity between the tennis players and the pickle ball players if there were not separate courts.

Beauchamp's Lawn Service company – David Santis, the new owner of the company, came to meet the Board and let them know he and his team are committed to providing high quality service. They are doing everything they can to keep the talented and dedicated team members they have and to attract and train personnel for the long term providing the best customer service possible. David brought Steve Wenner, Krista Lucas and Jay Carlos with him who are the primary contacts with Ron.

5. Interim Action by the Board:

Since the last board meeting Rob David resigned as the president so Tom Valade stepped up as the interim president. Tom Valade said he would continue in the position for the balance of the year and hoped someone would step up to replace him next year. Tom Valade acknowledged and thanked Rob David for his many contributions and making improvements to the operation during his presidency.

Rob David nominated Alison Dolin as VP and Hal Felch as Treasurer replacing Alison. The Board voted unanimously on the nominations. Tom welcomed Carrie Sargent as the new president of South Harbor replacing Dave Butler who moved.

6. Financial Report:

Mr. Pfeiffer provided an overview of the income portion of the financials. There was a discussion about where to invest \$200,000.00 and Tom Valade motioned to invest with Mutual of Omaha Bank at 2.55% Alison Dolin seconded the motion and the board approved.. Mr. Pfeiffer stated that the expense for repairing and rehabbing the signage (\$7,700) would come from the operating budget not the reserve fund since the signs are being rehabbed instead of being replaced (note the budget was \$11,000.00 to replace). Ron Hall reviewed the Reserve Account pointing out there would be no expense this year for the pool boiler or basketball hoop and the garage door was repaired and painted for less than \$100.00 when there was \$800.00 budgeted. Major items still needing attention are cement work at North Park and the Boathouse and the French drain in front of the North Park beach. Ron Hall reviewed the operating expense the two big items are pool wages and the sign maintenance overall the forecast is to be \$42,000 over budget

7. Old Business:

- a. Signage- Most of the Signage has been rehabbed and the main Island Lake signs on Wixom Rd have been rehabbed and reinstalled. Kathy Miller recommended that the bottom of the posts protected from the weed whips.
- b. Pickle Ball – It was decided that lines would not be added to the tennis courts at this time. Community Manager will obtain quotes new pickle ball / tennis court and the board will revisit.
- c. Master Board Meeting are January, April, July and Oct.
- d. Marijuana Act – was adopted to align with the City of Novi and the Board agreed that usage would not be allowed in any ILON common areas.
- e. The three additional Dog Waste Stations have been well received.
- f. Hold Harmless Sign- was added at the entrance to the Health Club.
- g. Boathouse entrance mat - Alison Dolin made a motion to secure the mat and Carrie Sargent seconded and the board approved the purchase of a \$525 mat for the front door. The mat will be vertical rather than horizontal

8. New Business:

- a. Boathouse Rental on Holidays - There is a \$150.00 premium to rent the Boathouse on Thanksgiving, Christmas Eve, Christmas Day and New Years Day with event ending at 9 pm with the Boathouse being locked up at the normal time of 10 pm.
- b. Lake Maintenance – Ron will contact Kirk at Blue water regarding if there is anything else that can be done to retard weed growth and follow up on potential funds for weed containment from the state.

- c. Tennis Court / Pickle Ball – There was a lengthy discussion about various possibilities. Each sub associations was asked to review the site and forward updates to Ron
- d. New ILON website operational Ron will update the articles and try to secure email addresses as new key fob's are issued.
- e. Signage – Adding signage on Drakes Bay Drive “ Boathouse 50444 “ was tabled due to the expense of \$2,500.00.
- f. Mulching Trails – Adding 2 inches to all the trails is \$27,000.00 There is only \$4,000.00 & \$9,100 in the budget so the worst areas will be addressed.
- g. Maintaining the Trails- There was a discussion about how to maintain and inspect the trails. Alison Dolin motioned to purchase a quad runner with the purchase price to be \$5,000.00, which is \$1,000.00 higher than the budget as long we are covered from an insurance standpoint. Tom Valade. seconded the motion and the board approved.

9. Management Report:

- a. Triathlon- Sunday July 28th with IL helping with 3 lifeguards and kayaks and pontoon boat. Ron will open and secure the garage the day of the event.
- b. Pool Operation is significantly over budget– there was a discussion about how to minimize the cost and it was agreed to review the usage. Ron to provide a recap of the number of people using the pool in a separate meeting with this to be discussed.
- c. Pool deck has been power washed
- d. Dock walkway repaired
- e. North Park- internet is not working but Terry from Wolverine Security has agreed to come back out
- f. Trees have been replaced from car crash & reimbursement received.
- g. Clubhouse doors repainted, kids room repainted, stairwell steps and walls repainted
- h. Tennis court cracks filled and lines restriped where there were cracks, balls going under fence temporarily fixed
- i. HVAC Problem was the condensing units were full of cottonwood.
- j. Inoperative showers in ladies locker room – Ron located and picked up part and Bill the maintenance man repaired 2 of the showers.

10. Member Round Table:

Jerry Singh would like to secure a price to dredge the south shores west of the boathouse as it is very shallow and boats are not able to easily utilize the area. It was discussed as to whether this is a master expense or Shores expense. Ron will get quotes and the board will discuss further

- 11. Adjournment:** Alison Dolin motioned for the meeting to adjourn at 7:25 pm and Tom Valade seconded and board approved.