

Island Lake of Novi
Board of Directors
Meeting Minutes
Wednesday, April 28, 2021

1. Call to Order

President Valade called the meeting to order at 5:05pm at the ILON Boat House. Present were Directors Dolin – Vineyards, Felch - Preserves, LeFevre - Arbors, Pfeiffer – North Bay, Sargent – South Harbor, Valade - Orchards, Verma – Shores, Bartlett – Woods and Mr. Hall – Community Manager. Not present was Director Thirumoothi –Reserves. Director Dolin left at 6:23 pm and Director LeFevre left at 6:25pm.

2. Approval of the Agenda

Director LeFevre moved and Director Pfeiffer seconded to accept the Agenda as presented. The motion was unanimously approved.

3. Approval of Prior Meeting Minutes

Director Pfeiffer moved and Director LeFevre seconded to approve the Minutes. The motion was unanimously approved.

4. Community Forum

There were no homeowners present.

5. Interim Action by the Board

None

6. Financial Report

a. Bill Pfeiffer - update Financials

- i. Identified an issue between the Balance Sheet and Income Statement. There was a \$25000 transfer from KS Management to ASM. KS management treated it incorrectly as an expense. Issue resolved.
- ii. Incorrectly credited \$4950 to one association and shorted another. Issue has been resolved.
- iii. Reserve contributions are on track and the Master Association should be approaching \$1 million by mid-year and decline to \$900,000 by year end.

b. Ron Hall - Update Expenses

- i. Master Board didn't budget for taxes and we owe \$3358. There will be an account set up going forward.

- ii. Over budget on snow removal because of the premium we pay when a snowfall exceeds 8 inches. This happened twice in 2020/21 winter season.
 - iii. Income transaction for irrigation – Reimbursed from vendor after the repair was done incorrectly and the City of Novi corrected the issue.
- c. Current Reserve Expenditures
- i. Pool Remarcite (in process) - \$74,250
 - ii. Repair North Park Beach & Drain system – estimate \$12,900. Bringing in more sand and pulling in the sand that washed out. Trying to fix the drain to prevent further washout.
 - iii. Concrete work at Boathouse, North Park and Boat Launch - \$15,000 (just an estimate right now); Filling in the cracks will work for now to correct trip hazards and improve the look of the parking lots.

7. Unfinished Business

- a. Audit of the Master Financials – The Master Association hired Owens & Strussione to do the 2020 audit.
- b. Boat Launch Parking Lot Gate
 - i. With new key distribution, Mr. Hall discovered that many residents on the lake did not have stickers in prior years.
 - ii. Ron presented pictures of the parking Lot Gate. He proposed purchasing a galvanized gate and paint it black and then eventually extend out so that it would look like a fencing. The board is trying to keep cars from coming around gate over the grass to put boats in illegally. \$3900 estimate for the new gate. For the summer, Ron will have grounds people open the first gate and have the boat house attendant close at night. Dir. LeFevre recommended that we put big boulders on the side of a gate rather than extend the gate. Dir. Dolin motions to authorize up to \$4000 for gate, Dir. Pfeiffer seconds. The board unanimously agreed to both the \$4000 expense and placing boulders on either side of the gate.
- c. Transition from KS Management to AAM has been smooth.

8. New Business

- a. Light pole reimbursement – Dir. Dolin’s husband contacted another lawyer to contact AAA and solidified the full reimbursement for the Light Pole Damage.
- b. Tennis court policy – Dir. Sargent and Dir. Dolin will clean up the verbiage for further clarification.
- c. Security Measures for the summer if loitering kids continue to be an issue at Boathouse and North Bay.
 - i. Any board member can call Novi police – non-emergency number. We can investigate security companies if police presence isn’t working, but that will require board approval as it is very costly. Signs are being redone to “Private Property, No Trespassing”. This ensures that the Novi police can enforce no trespassing. Officer Clark says anyone in the neighborhood can call and Mr. Hall should call for extra security in the beginning of the summer. Mr. Hall will request additional police patrol from Memorial Day through 4th of July.
- d. Enhance Drakes Bay Landscaping – The landscaping at the end of Drakes Bay that hides power equipment needs beautification without blocking the view of street for vehicles turning out. Mr. Hall will consult landscape companies for ideas.
- e. Capital Work to be considered for this year:
 - i. Replace boat launch gate with attractive gate / fence – estimate \$3,500.00

- ii. Wood replacement & paint /stain Boathouse - \$18,579. Board approved up to \$20000– Pres. Valade makes motion, Dir. Pfeiffer seconds, board unanimously approved.
- iii. Crack fill, seal coat and stripe - Boathouse, North Park & Boat Launch parking lot estimate is \$8,365.77. Dir. LeFevre makes a motion and Dir. Felch seconds for \$8500, board unanimously approved.
- iv. Add half-court basketball pad over the current bark chip area at Boathouse. Estimate for Asphalt = \$13,200. Estimate for Cement = \$15,000. We need to measure the bark chip area and determine size of court. Would like to ensure that a standard size tent could fit on the court without a staking issue.

9. Management Report

- a. Pool Manager – Ken Stark has been hired to manage the pool staff this year. He is the swim coach for Novi Swim Girls team. He will be on the lifeguard stand and working 40 hours per week. Should see a huge improvement with the way the pool is run.
- b. Waterfall pump – Being repaired. Last year’s estimate was around \$3000. Dir. LeFevre motioned, Dir. Verma seconded, board unanimously approved.

10. Member Roundtable

- a. Dir. Pfeiffer wanted to make sure that the income statement, balance sheet and bylaws are on the ILON website.
- b. Mr. Hall reported that the Island Lake Logo out front has been stained and he is redoing flower bed up front. The dead shrubs on Wixom are being pulled out.
- c. Dir. Verma saw a lot of trees in the wooded areas. The board is not responsible for removing those unless the tree becomes a hazard. Dir. Felch talked to the forester about this issue so we should contact them first. Landscapers will cut off the path for free and move it into the woods.

11. Adjournment

Pres. Valade moved to adjourn and Dir. Verma seconded to adjourn the meeting. The motion was unanimously approved. There being no further business, President Valade adjourned the meeting at 6:29 pm