

Ron Notes  
7/29/2020

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

1. **Call to Order:** Tom Valade called the meeting to order at 5:06 pm and Glenn Lowenstein seconded.
2. **Approval of Agenda:** A motion to approve the agenda by Andrew LeFevre and second by Carrie Sargent 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:** Bill Pfeiffer reported prepayment of the 2020 Reserve contribution in the amount of \$49,200 was completed. The Reserve Fund invested the proceeds in the Fidelity Government Money Market Fund.
6. **Financial Report:**  
Ron Hall reported there was an additional snow push/ plow this season prior to the contract term which pushed that expense higher than the projection. The other item above budget was Christmas light as we had 200 bad strands of light and had to purchase additional light to get all the entries adequately light. Due to Covid 19 restrictions the Boathouse Rental could be impacted negatively.
7. **Old Business**
  - a. Tent Rental at North Park- the policy was reviewed and everyone is in agreement.
  - b. Trail Bridges- Ron is still trying to get bids on what it will take to straighten them out.
  - c. Social Committee – Will meet when the governor allows. Still need more volunteers.
  - d. Cable T.V. – North Bay has determined there is no point in pursuing a cable tv deal so the matter is closed.
  - e. Pool Management- We are set with staff need to see what the governor issues and then discuss as a group.
  - f. Christmas Light- Ron is trying to determine the cost for each entrance.
  - g. Operating Expense Split for Snow and Landscaping still needs to be reviewed by Alison, Glen and Andrew.
8. **New Business**

- a. Boathouse Operation- We are on hold till we the state provides guidance.
- b. Sprinkler System - All the backflow preventers have to be upgraded and tested before the systems are turned on. Ron is getting bids and will advise.
- c. Quad Runner – Was a huge help in picking up debris and will be used to monitor and maintain the trails.
- d. Pool Operations- Pool Shades are on hold. We need to wait and see what the Governor and the state outline is before doing anything.
- e. Tennis Courts – Contract is signed but we need 70 degree average daily temperature before the work can begin.
- f. Decoys- the fox & coyote decoys will be placed around the Boathouse and North Park beach. A mass email will go out to all owners.

#### **9. Management Report**

- a. Street Lights- Two repairs were made recently and we still working on the lights in North Bay as a large breaker and 240 volt photo cell need to be replaced.
- b. Docks – the Boathouse docks are scheduled to go in on Tuesday, May 5th.
- c. Landscape Maintenance- It may take awhile for Michigan Landscape to get up to speed as they are behind and will have limited work force initially.
- d. Buoy Installation – is scheduled for this weekend of May 2-3.

#### **10. Member Round Table**

- a. Alison Dolin mentioned the Vineyards is getting bids on sidewalk repair in the Vineyards.
- b. Hal Felch has launched a ILOM Facebook page and he stated that the Preserves is close to settling with Toll Brothers.
- c. Carrie Sargent mentioned one of her owners complained about dogs on the lake trail paths behind the condo section. She also indicated their board has been challenged recently with a homeowner not following the association guidelines.
- d. Arul Thirumoothi mentioned we need to strictly follow guidelines by the state as it relates to the pool and reopening of the Boathouse. He also stated that the Reserves policy is that when homeowners do not follow the rules, that 3 standard letters are sent by the management company. The first letter is a request, the second letter is more direct and the third letter is, “ if you do not comply we will lien your property”. Due to their policy, homeowners have corrected there issue in which their assoociation has never had to lien a homeowner.
- e. Bill Pfeiffer mentioned that North Bay has set up procedures to enforce the bylaws and rules and regulations of the association.

- 11. Adjournment** - Alison Dolin made a motion to adjourn the meeting at 6:15pm and Arul Thirumoothi seconded the motion.