

Island Lake Woods Condominium Association

AGENDA

Thursday, Mar 10th, 2022

16:00- 17:30 EST

Zoom Meeting

<https://us02web.zoom.us/j/89458895061>

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF PREVIOUS MEETING MINUTES
4. COMMUNITY FORUM
5. INTERIM ACTIONS BY BOARD OF DIRECTORS
6. OFFICER REPORTS
 - a. President
 - i. Items from Master Board meeting
 1. New Community Mgr
 - American Association Management will expand their services with the Master Association to include the Community Manager role.
 - AAM will hire, train, supervise the position with a full time employee, candidate search in process.
 2. Watercraft Rules Change (shown in **Bold**):
 - No boat or watercraft docked or launched on Island Lake shall exceed twenty feet (20') in length and shall be powered by **no more than a twenty (20) horse power** electric motor, sails, oars, or paddles only. Gas powered engines of any type, **powered Personal Watercraft, including but not limited too; Jet-ski's, powered Surfboards, powered Efoil's, etc...** are prohibited on the Lake. **Island Lake speed limit is ten miles per hour (10 MPH) and is a NO WAKE lake.**
 3. Two new committees have been formed:
 - Communications** Committee – Mark Campbell, Chair
 - Beautification** Committee – Alison Dolin, Chair. Board has allocated funds to improve all subdivision entrances in CY2022.
 - b. Treasurer
 - i. Operations budget status
 - ii. Reserve savings status
 - iii. Capital spending plan review/status
 - c. Secretary
 7. MANAGEMENT REPORT
 - a. Work order review/status
 - b. Outstanding payments/collections
 - c. Violations, Variances, Delinquents
 8. OLD BUSINESS
 - a. Status of tree trimming and dormant pruning
 - b. Timing for building painting

- c. Timing for myrtle/mulch/seeding on Timber Trl

9. NEW BUSINESS

- a. Landscape Bid Review


- b. Discuss the need to transfer the \$250 new resident fee from the Master to the Woods association

- c. Aggressive dog complaint

10. ADJOURNMENT

11. EXECUTIVE SESSION

- a. No items planned for discussion

From: Richard Bartlett richardbartlett@icloud.com 
Subject: Re: \$250 new how owner capital contribution fee
Date: February 16, 2022 at 07:54
To: Dick Everhart everhart37@msn.com
Cc: Trug Chappell trug@mac.com



Gents,
The posting in the ILON Next Door App regarding the removal of the \$250 initial capital assessment fee is true.
This item was discussed at the 26Jan BoD meeting (minutes pasted below). In an effort the streamline financials, the majority of board members voted to remove the assessment, I was one of two dissenters. Individuals associations still have the option to continue with the capital assessment. I'm tracking this item for discussion at our next Woods BoD meeting in March.

Regards,
Richard

1. New Business

Proposal to streamline financials

It was proposed to terminate the \$250 new resident assessment, primarily because it takes lots of hours to collect and reconcile.

-Mr. Pfeiffer said the budget would be affected, noting in past years \$5,000 was budgeted with more than that collected and increased to \$8,000 this year.

-Discussion took place that it was originally established for initial contributions, is a nice source of income, and common in many high-end communities; however, there are issues when it is not collected at closings and lots of effort obtaining information from management companies.

-It was noted that the individual Associations could decide to maintain it.

Director Dolin moved and Director Verma seconded that effective February 1, 2022, the Master Association eliminate the \$250.00 new resident assessment. There were eight (8) yes votes and two (2) no votes. The motion was approved.



Rob D.
Island Lake • 18 hr ago



MISSING INCOME:

Fellow homeowners -- Are you aware that the Board of Directors of the Island Lake of Novi (ILON) Master Association recently voted 7-2 to stop collecting over \$21k of annual revenue that wasn't costing current Homeowners anything? As a result of this vote, ILON has to make up these lost reserve funds from some other source.


The great thing about this income is that it was derived solely from NEW home buyers and no current owners had to pay this fee.

Each new homeowner, both single family or condo buyer, in Island Lake, was required to pay a Capital Contribution of \$250. These funds were directed into the Reserve Account which is used to pay for upgrading our facilities and keeping our community property in great shape.

The collection of a Capital Contribution is a common practice at many communities. It is a buy-in from the new buyers since they now will get the benefit of all of the monies that have been accumulated over the years by current owners for future expenditures.

At Island Lake, the Reserve Fund is over \$900k but still underfunded based on a recent study.

Each new owner was credited with a piece of this fund with a small contribution of only \$250. A strong case could be made that maybe the Capital Contribution amount needed to be increased, and surely not eliminated.

From: Richard Bartlett richardbartlett@icloud.com 
Subject: Threatening Dog Complaint 49646 Timber Trl
Date: March 4, 2022 at 16:32
To: Lora Wright lora@ksmanagement.org
Cc: Dick Everhart everhart37@msn.com, Trug Chappell trug@mac.com



Hello Lora,
Could you please confirm we have sent a copy of the Woods Rules & Regulations to the new co-owner at 49646 Timber Trl. We've had two incidents of a threatening dog off leash. If we've not yet sent the rules to the co-owner, please do so. Let's discuss what action we should take on this complaint at our next Board meeting.
Regards,
Richard



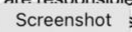
Rules and Regulations

Woods Condominium Association

PERSONAL PROPERTY:

- Basketball backboards are permitted provided they are stored in the garage when not in regular use. Placement of the backboards when in use should be considered to cause the least amount of noise for neighboring units. At no time may they be on the grass or sidewalk.
- No Co-owner may leave personal property of any description (*including by way of example and not limitation: bicycles, basketball nets, or toys*) unattended on or about the General Common Elements.
- Per the by-laws, any grills using fuel other than propane are prohibited from use under any covered porch or wood deck, or on the wooden deck. All smoke damage resulting from the use of grills will be assessed against the Co-owner(s) responsible for such damage.
- Per the by-laws, holiday decorations, such as Christmas and Hanukkah lights, plants, wreaths, etc., may be put up no earlier than Thanksgiving Day. Also lights shall not be used after January 15 and all decorations must be removed by February 15. The use of small nails or screws to attach decorations must be removed and all holes repaired upon the sale of the unit.

PETS:

- Pets SHALL NOT be left unattended, and SHALL be under control of the Co-owner at all times.
- Co-owners are responsible for any damage caused by their pet and SHALL immediately remove all ed by their pet.

Begin forwarded message:

From: Karen Guiboux <kguiboux@aol.com>
Date: March 3, 2022 at 7:07:05 PM CST
To: nananakay@gmail.com
Subject: Dog

Dear Richard,

On two recent walks down Timber Trail a black medium sized dog aggressively ran after me and my dog. Her owner was outside and tried to call her back but the dog paid no attention to her. She was barking and snarling at us. Both times she followed us all the way down the street to the woods. The owner lives at 49646 Timber Trail. Luckily no one was hurt.