

Island Lake Woods Condominium Association

AGENDA

Thursday, Jul 11th, 2022

16:00- 17:30 EDT Zoom

Meeting

<https://us02web.zoom.us/j/83617251004>

1. CALL TO ORDER – 16:03
2. APPROVAL OF AGENDA - Approved
3. APPROVAL OF PREVIOUS MEETING MINUTES - Approved
4. COMMUNITY FORUM - Approved
5. INTERIM ACTIONS BY BOARD OF DIRECTORS – Approved painting contract, 75% payment
6. OFFICER REPORTS
 - a. President
 - i. Items from the Master Board
 - 1 Savannah O’Callahan new master community manager, weekly meeting including Bruce Thompson, AAM president.
 - 2 Priority items list being put together
 - a Boathouse repairs
 - b Pool deck
 - 3 Bundle master concrete work with North Woods
 - a Various addresses, Lora aware
 - b One city repair requirement on Timber Trl near storm drain man-hole
 - 4 Board considering tightening of the rental policy of the boathouse
 - a Enforcement of rules
 - b Limit number
 - c Limit to close family
 - 5 Backoffice at AAM continues to struggle with financial reporting, filings, tax payments
 - 6 Triathlon in 2023 – waiting on organizers for to submit proposal
 - b. Treasurer
 - i. Operations budget status
 - 1 \$3300 in sprinkler repairs so far, running ahead of budget,

\$375 to close down. Numerous sprinkler issues. Lora will address issues. \$400 for mid-season checkout to be requested. Run Island Lake more.

ii. Reserve savings status

- 1 Reduced paint and trim cost reflected, thanks to Richard for negotiation on cost.
- 2 No big expenses until roofs.
- 3 Waiting to see on North Bay roof report
- 4 Big trees, storm knock-down, removal
- 5 Investigate additional HOA payment, 13th payment or monthly increase. What is the best option to meet anticipated increases in expenses? Review the forecast numbers by Dick.

iii. Capital spending plan review/status

c. Secretary – **Nothing to report**

7. MANAGEMENT REPORT

a. Work order review/status

- i. **Roof orders**
- ii. **One basement leak, no window well, repaired**
- iii. **Negative pitch on inspection report – TBD**
- iv. **Drain tile and gutter repaired**
- v. **Tree removal requests. Approved about \$3500.**
- vi. **Sprinkler checkout request.**

b. Outstanding payments/collections

c. Violations, Variances, Delinquents

8. OLD BUSINESS

a. Landscape discussion; review results of myrtle, mulch & seed

- i. **Seed working well mostly. Bare spots will not be re-seeded.**
- ii. **Questions about the Myrtle, very thin.**
- iii. **Irrigation systems adjusted for daily watering for 10 days to help initiate growth.**

b. Building painting discussion; review results of Exterior Painters

- i. **Still anticipate having the door painting completed.**
- ii. **Looking to coordinate painting final inspection date.**
- iii. **Questionable quality overall on painting**
- iv. **Gazebo painting – getting a quote from Dave**

- v. Stone façade erosion, stairs, where it meets the driveway – Installation errors and sno-melt. Will see about sealing or other solutions delamination. Lora will check with Brighton Stone.
- vi. Tree removal request

9. NEW BUSINESS

- a. Michigan Landscape Professionals discussion; discuss performance issues
 - i. Host of issues. Manpower issues, related to pay. Service suffering. May participate in re-quoting.
 - ii. Lora has been working on broad issues with MLP.
- b. Resident Handbook Review/Approval
 - i. Richard has made revisions to Rules and Regulations to update Trash , etc.
 - ii. Storm door recommendations to be updated
 - iii. Add patios to homeowner responsibility
 - iv. Richard to send final to Lora
- c. Consider an architectural update to include composite material for rear decks
 - i. Propose a change of deck material as an option. Would need by-law change.
 - ii. Will need a uniform set of rules, architectural specifications. Will consult a deck contractor. Richard will look for proposals from vendors.
 - iii. Target October HOA for approval

10. ADJOURNMENT 17:20

11. EXECUTIVE SESSION

- a. No items planned for discussion