

# Island Lake Woods Condominium Association

## Quarterly BoD Meeting

### AGENDA

Wednesday, January 18<sup>th</sup>, 2023

16:00- 17:30 EDT

ILON Boathouse & [Zoom](#) Meeting

1. CALL TO ORDER – Quorum Richard, Dick, Lora and TC 3:45
2. APPROVAL OF AGENDA - Yes
3. APPROVAL OF PREVIOUS MEETING MINUTES - Yes
4. COMMUNITY FORUM – None
5. INTERIM ACTIONS BY BOARD OF DIRECTORS - None
6. OFFICER REPORTS
  - a. President
    - i. Items from the Master Board:
      1. New property management company (Sentry)
        - a. Onboarded Sentry. Bad handoff from AAM, invoices not paid, tracked. Good staffing plan in-person at boathouse, part time. Also, call-in number. Executive board meeting with Sentry staff weekly.
      2. 2023 capital spending (draft) plan
        - a. ILON CA proposed spending. Painting boathouse, updated and expanded security and access control. New utility vehicle. Driveway and dock replacement. Fence repair throughout. Pool repairs. Excel file pending approval.
  - b. Treasurer
    - i. Operations budget status
      1. Close to budget, over \$4100 overall. Operating loss \$7600 (Trees + Prepaid Dues)
    - ii. Reserve savings status
      1. 18-month 4% CD for approx. \$44K CD renewal. Lora to be emailed directing CD purchase. Additional CDs maturing next month, wait and see on rate.
    - iii. Capital spending plan review/status
      1. \$104k 2022, \$40K 2023, cash reserves growing into future.
      2. Concrete work should not put us over. \$24k
      3. Tree and landscape work in budget.
  - c. Secretary – Nothing to report
7. MANAGEMENT REPORT – Lora – PDF management report
  - a. Work order review/status
    - i. Quotes pending on concrete, some unit work on steps, notice being sent
  - b. Outstanding payments/collections
    - i. None

- c. Violations, Variances, Delinquents
  - i. None
- 8. OLD BUSINESS
- 9. NEW BUSINESS
  - a. Status of tree trimming (TNT Tree & Stump)
    - i. Photos shared, job done. Maybe some additional clean-up, seeding and planting.
  - b. Off-leash dog; 49702 Timber Trl (property owner: Thomas Pyden).
    - i. The droppings on easement are fairly excessive.
      - 1. Letter of violation out to co-owner
- 10. ADJOURNMENT – 4:25
- 11. EXECUTIVE SESSION
  - a. No items planned for discussion