

Island Lake Woods Condominium Association

Quarterly BoD Meeting

AGENDA

Wednesday, April 19th, 2023

16:00- 17:30 EDT

ILON Boathouse & [Zoom](#) Meeting

1. CALL TO ORDER – 4:00 Quorum Richard B, Dick E, Trug C. and Lora from management
2. APPROVAL OF AGENDA - Yes
3. APPROVAL OF PREVIOUS MEETING MINUTES - Yes
4. COMMUNITY FORUM - None
5. INTERIM ACTIONS BY BOARD OF DIRECTORS – Landscaping contract approved for \$5480.
6. OFFICER REPORTS
 - a. President
 - i. Items from the Master Board – Meeting every other week
 1. The transition to Sentry Property Management is complete
 - a. Financial accounts are transferred and established– Closed out the year with great effort. Finances have stabilized
 - b. On-site (Spring) staffing will increase to ~21 hrs/wk – Remote phone in support via boathouse additionally
 2. Concrete replacement planned for Boathouse and N. Park, Vento is the contractor, ~\$52k in total. – Boathouse concrete to be replaced as needed.
 3. Quotes in progress for interior painting – estimates so far at \$27k
 4. Staffing underway for pool lifeguards, Ken Stark will return as pool manager, seeking ~12 lifeguards. - Meetings underway to finalize plans. Lifeguard out of chair will check-in residents.
 5. Outstanding receivable of \$485 from double dues payment 49676 Timber Trl – Mgt will review
 - ii. Note of positive changes with the master from leadership
 - b. Treasurer
 - i. Operations budget status – adjustment of \$29k to be moved to reserves from 13th assessment. 1st quarter spend for rodent control on one building, \$1825 (building repair). \$2350 storm cleanup by TNT. Water bill up \$1055, will look at detail. One building is 200% up. Income looks in ine.
 - ii. Reserve savings status – Maturing CDs, two rolling over, re-invest at 4.75% average return up to over \$11k annually. On track with reserves and approaching major expenses(roofs etc.). Possibly lower cash and increase CDs \$30-40K.
 - iii. Capital spending plan review/status -
 - c. Secretary – No new business
7. MANAGEMENT REPORT

- a. Work order review/status – George Basil irrigation issue, \$1200 to split a zone in two, too many heads. Richard will look at after system activated. Lora will contact. New vendor for critter control effective.
 - b. Outstanding payments/collections
 - c. Violations, Variances, Delinquents – One violation, see below.
8. OLD BUSINESS
- a. Off-leash dog, droppings on easement; 49702 Timber Trl (property owner: Thomas Pyden). See attached letter.- Letter approved to be sent to Robert Pyden by Lora
 - b. Stump debris behind 49603 Timber Trl. - TNT to section logs and carried into woods, not into woods far enough. TNT to be directed to push back and disperse. Lora
9. NEW BUSINESS
- a. Landscape Improvements for 2023
 - i. Review MLP quotation – Mulch – est. 77 yards @ \$70 a yard.
 - ii. Coordinate landscaping improvement work with mulch
 - iii. Lora to send out Spring reminder letter including Deck/Patio
10. ADJOURNMENT – 5:11 p.m.
11. EXECUTIVE SESSION
- a. No items planned for discussion.



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Thomas Pyden
49702 Timber Trail Unit 225
Novi, MI 48374

VIOLATION AND HEARING NOTICE

April 18, 2023
Reference: 49702 Timber Trail Unit: 225, Novi, MI 48374

Dear Thomas Pyden,

We are glad you chose to make Island Lake Woods your home. There are many advantages to living within a community association; however, there are also some restrictions and guidelines that must be followed to meet the community's high standards and maintain property values. Recently, it was noted that the condition(s) of your property did not meet the standards for your Association. The following non-compliance issue was noted or reported: -- **Pets should NOT be left unattended and shall be on a lease and under control of the Co-owner at all times. This is not only a rule within the Island Lake community but also an ordinance within the City of Novi . Co-owners are responsible for any damage by their pet and shall immediately remove all excrement caused by their pet**

A hearing will be held before the Board of Directors for your Association to determine whether a fine should be imposed. You may avoid the fine by satisfactorily remedying the non-compliance issue(s) by 04/28/2023. Alternatively, should you wish to present a defense to the Board of Directors or ask for accommodations to be made you must **email your Community Manager** by 04/28/2023. The email address for your manager is lora@ksmanagement.org.

Section 106 of the Michigan Condominium Act requires a hearing to take place before fines are assessed to you for non-compliance. Should you *not* comply with this notice *or* provide a response by the deadline above the hearing will be conducted, and fines that progressively increase will be assessed to you.

Thank you for your prompt attention to and cooperation in this matter.

Sincerely,

Lora Wright
KS Management, Inc.
On behalf of Island Lake Woods Community Association