

Island Lake Woods Condominium Association

Quarterly BoD Meeting

AGENDA

Monday, July 17th, 2023

14:30- 16:00 EDT

ILON Boathouse & [Zoom](#) Meeting

1. CALL TO ORDER – 2:33
2. APPROVAL OF AGENDA - **Approved**
3. APPROVAL OF PREVIOUS MEETING MINUTES - **Approved**
4. COMMUNITY FORUM – **Nothing to discuss**
5. INTERIM ACTIONS BY BOARD OF DIRECTORS – **Approves CD redeposit for two CDs**
6. OFFICER REPORTS
 - a. President - Items from the Master Board
 - i. Temporary lines for pickleball have been added to the tennis courts, either game can be played on the courts, the board will be monitoring the impact of pickleball on the Island, also collecting bids on building dedicated courts. **Reservations may be made via the website. Open play on Friday. Study of adding pickleball courts.**
 - ii. Concrete work at the boathouse was suspended due to deeper than anticipated concrete (12”), the current bid with Vento will need to be renegotiated. **Will replace with fill and 6” concrete.**
 - iii. Painting bid for the boathouse (interior) will be brought to the board for approval this week, expect to start work this fall/winter.
 - iv. **Spend on track, capital costs on track.**
 - b. Treasurer
 - i. Operations budget status
 1. **June Financials**
 - a. **Dues on track**
 - b. **Expenses as expected**
 - i. **Lot of minor repairs**
 - ii. **On budget**
 - iii. **Gutter cleaning expense – over. 4800 of budget YTD**
 - iv. **Tree removal from storm.**
 - v. **Mulch \$6600 – Slightly over budget**
 - vi. **Water on budget.**
 - vii. **Overall, \$2000 under budget**
 - ii. Reserve savings status
 1. **\$18,000 not in CD.**
 2. **Charge for CD initiation – query to Lora**
 3. **On track**
 - iii. Capital spending plan review/status
 1. **Concrete \$8000 over**
 2. **Inflation adjusted numbers based on North Bay**

- c. Secretary – **Nothing to report**
- 7. MANAGEMENT REPORT – Nothing major outstanding – Door at 26029 Island Lake
 - a. Work order review/status
 - b. Outstanding payments/collections
 - c. Violations, Variances, Delinquents – **One delinquent, Door at 26033 Island Lake**
- 8. OLD BUSINESS
 - a. Off-leash dog, droppings on easement; 49702 Timber Trl (property owner: Thomas Pyden). Issue has been addressed, the fine has been rescinded.
- 9. NEW BUSINESS
 - a. Need to decide how we settle our cost responsibility with the master association for the electric utility expense (irrigation system lake pump) on Island Lake Dr...cost share or install a separate meter? **Will pursue estimated payment.**
 - b. Need to consider moving our irrigation contract. Service with Sunrise has been problematic, timely service, quality of repairs and operations, etc.. **90% of budget used. High cost to fix pump. Generally expensive, not time efficient and not effective repairs. North Bay has moved to Mark Dutton Irrigation with quality work and responsiveness. Move to table pending other assoc. moves.**
 - c. HoA “Block” Party planned for Labor Day (4Sep), 2p, North Park. Laura Elkin (49646 Timber Trl) is coordinating the event. **Lora will share information.**
 - d. **A couple of lift and level areas missed.**
- 10. ADJOURNMENT – 3: 27
- 11. EXECUTIVE SESSION
 - a. No items planned for discussion - None