

ISLAND LAKE OF NOVI
Master Board of Directors Meeting
Minutes
Thursday, July 24, 2024

I. Call to Order

President Campbell called the meeting to order at 6:05 p.m. at the Boathouse. Present were President Campbell – North Bay, Kumrow - Arbors, LeFevre – Vineyards, Pimputkar – Shores, Raman - Orchards, Sadik – Orchards (non-voting), Sorrentino – South Harbor, and Thirumoorthi - Reserves.

- Ms. Liles represented Sentry Management.
- Mr. Pfeiffer of North Bay was also present.

II. Approval of Agenda

Director Raman moved and Director Sorrentino seconded to approve the agenda as presented. The motion was unanimously approved.

III. Interim Actions

The pool heater was replaced for approximately \$35,000.

IV. Approval of Minutes

Director Raman moved and Director LeFevre seconded to approve the Minutes of the April 2024 Board of Directors meeting as submitted. The motion was unanimously approved.

V. Community Forum

Director Sorrentino reported the retention pond in South Harbor off of Drakes Bay near the last unit reeks.

- Ms. Liles will create a work order to investigate.

Director LeFevre said the Vineyards obtained three proposals to improve the entrance of the Vineyards that is failing and does not match any of the other slate, requesting the Master match funds.

- President Campbell advised to present a plan and renderings to the Master Board.

VI. President's Report

President Campbell reported:

- Lots of positive comments have been received about the new pool heater and pickleball courts and thanked Ms. Liles and Director Sorrentino for their work.
- The workout room expansion was delayed due to permitting with the City with hopes to resolve this week and work at the gazebo from a fire was also delayed due to insurance issues.
- Spectrum came to upgrade the internet service in June and ran into issues because of the age of the existing equipment that caused no internet service for a couple of day.
 - It showed how much they rely on the internet and current technology.
 - Mr. Stroh, an IT contractor, was referred by Hi-Tech, the camera and fire alarm panel contractor, is working to bring up to current technology.
- The Boathouse attendant contacted him last night after the rain storm alerting there were three tenant's children in the pool, who had a key fob but did not know about the website or MailChimp.
 - He contacted and released the children to the parent and a violation notice is in the process of being issued.

- Ms. Liles, Director Sorrentino, Keith of South Harbor, and met he with representatives of the City and contractors several times to discuss restoration of the irrigation system, replacing 60 trees, and turf.
 - Actual costs won't be known until proposals are obtained.
 - They negotiated approximately \$100,000 with one of the contractors and will continue negotiating with other contractors.
 - The City's contractor could have done the work but wanted to avoid challenges working and coordinating with.
 - It is planned to plant trees in the fall, the irrigation after the path is replaced, and hydroseed and fertilize in the spring.
- An advantage of working with Sentry is the process of tracking work orders.
 - Directors were requested to report issues, with pictures, when possible, to Management to be reviewed twice a month.
- Volunteers are being sought to cleanup the paths and debris to prohibit from getting into the lake and blocking drains.
- Very few complaints are being received.
 - It takes lots of effort and time to run the community and as they get ahead, other items arise.
- He will send two videos, one from a drone, for the Directors to review.

Director Kumrow moved and Director LeFevre seconded to authorize Management, on behalf of Island Lake of Novi Master Association, to spend up to \$11,225.00 after receiving two additional proposals for improvements at three (3) parks. The motion was unanimously approved.

VII. Management Report

Ms. Liles reported:

- Accomplishments include replacing the pool lap reel, completed air conditioning and fire inspections, applied mulch, and partially completed a walk-through with report to be completed tomorrow.
- Action items include leveling and lifting sidewalks with proposals in process and investigate bonding issues with the pool.
- Proposals were obtained to update the front entrance and library area of the Boathouse to make more cohesive and match the new paint colors for approximately \$21,000.
 - A proposal was received for \$1,272 to replace the valances.
 - Management will obtain proposals to replace all the valances.
 - It was suggested to update the stone fireplace wall with whitewash in a gray tone.
 - It was noted that the floor is aging and stained.
 - Director Raman reminded they need to prioritize funds for needs versus wants.
 - Mr. Pfeiffer advised it would be a Reserves expense but not budgeted, though there is \$100,000 in the operating account.

- The roof of the gazebo was not damaged by the fire; however, beams, three pillars, and most of the flooring was.
 - Rick's Outdoor Services provided a proposal for \$35,760 to complete repairs with options for flooring.
 - There is lots of rotted wood.
 - Insurance denied the claim, deeming damages were structural and not covered.
 - It was discovered that all components are listed under the Boathouse's address.
 - They will refile a claim and meet with insurance representatives to straighten out.
 - The deductible is \$5,000.
- The pool cover needs to be replaced for approximately \$25,000.
- NJM Services LLC and Vento Concrete provided proposals for replacing concrete at the Boathouse.
 - It could be walked on after three days but not driven on for two weeks.

Director Sorrentino moved and Director Kumrow seconded to authorize Management, on behalf of Island Lake of Novi Master Association, to award a contract to NJM Services LLC to replace 5,875 square feet of concrete at \$14.00 per square foot, as proposed for \$82,500.00 to be done after a rental on Saturday, October 12, 2024. The motion was unanimously approved.

➤ Director Sorrentino will monitor the work.

- The calendar is continually being updated.

VIII. Treasurer's Report

Director Sadik reported as of June 30, 2024:

- Assets totaled approximately \$370,000 with \$262,000 in Reserves.
- Reserve funds are being monitored.
 - A certificate of deposit matures in August and will be reinvested once future needs are determined.
 - Lots of capital expenditures are planned this year totaling approximately \$114,000 that includes the pool heater, pickleball and tennis courts, and concrete remediation.
- There is an approximate \$29,000 positive variance in the budget.
 - Expenses include grounds maintenance, deferred mulch, tree maintenance, and increasing wages for pool and Boathouse attendants to be more competitive.
- Utilities are approximately \$5,000 over budget that could be attributed to timing in billing.
 - The expense for water has increased 50% over the past three years.
 - Actual costs for utilities were \$76,000 last year.

Director Pimputkar moved and Director LeFevre seconded to accept the Treasurer's Report as given. The motion was unanimously approved.

IX. Committee Reports

- a. Communications – President Campbell is happy with the results of homeowners using MailChimp and the website and will continue gathering contact information.

- b. Social – A 3-hour pickleball tournament is planned for Saturday, August 4 for high school agers with pizza afterward.
 - It was proposed to charge \$500 for use of the patio with a Boathouse rental when the pool is closed.
 - Markers and signs would be posted for “private event”.
 - It was noted there is no staff in the mornings on Saturday and Sunday and rentals on Friday would require setting up.
 - The \$500 deposit would be forfeited if the patio was used when not rented.
 - Not following the rules will result in deductions from the deposit for all rentals and issuance of violation notices.
 - Further discussion will take place during the winter.

X. Unfinished Business

a. Capital Improvements

- The bathroom at North Park is in disrepair, shabby, and animals are gaining access.
 - Improvements to be discussed for next year, including installing cameras and security system.
- Proposals for upgrading the electric for the waterfall will be obtained in the fall to be ready for the spring, anticipated to cost \$5,000.
- Approximately \$5,000 was saved by not applying mulch on Wixom Road and more funds from flowers.
- Trees haven’t been trimmed done for many years and lots are not fertilized.
 - Proposals will be obtained from other contractors because they weren’t satisfied with the last work.
- Need to proceed with matrix for the Master and sub-associations.

XI. New Business

a. Asphalt

Director Raman moved and Director Sorrentino seconded to authorize Management, on behalf of Island Lake of Novi Master, to award a contract to DeBattis Development and Asphalt to apply one coat of seal-coat and restripe the parking lot of the Boathouse, totaling 9,360 square feet as proposed for \$6,060.00 to be done after the concrete. The motion was unanimously approved.

- b. Lifeguards – Lifeguards have been observed visiting and talking among themselves and friends and not in the designated chair.
 - They need to be reminded and aware of the seriousness of their job duties.
 - President Campbell is to be alerted of incidents to address with Ken.
 - Four boys were expelled from the pool for not following the rules.
 - Digital identification would help identify attendees.
 - There currently are no rules or guidelines of the size or number of floats.
 - Ms. Liles will talk with Ken tomorrow.
 - Director Kumrow will talk with Ken about observations and advise to schedule the more accountable attendants more hours.
 - The lifeguards will be counseled about the rules, expectations, and personal behavior.

- c. Geese – Geese and their feces have been a nuisance this year, especially on the sidewalks
 - President Campbell advised the beaches are raked four times a year, scheduled to be done before holidays, and geese cannot be controlled around the lake.
 - Someone could be contracted to clean up more often at additional costs.
 - Egg and nest destruction could be done twice a year.
 - Water testing near North Beach came back negative for e coli.

XII. Community Concerns

- a. Industry Night – Director Raman suggested hosting an “Industry Night” to get to know neighbors for an opportunity for homeowners to discuss backgrounds and technology.
 - President Campbell advised each Association gets one rental per year and may rent for additional events.
 - They could work with the Social Committee and reminded the entire community must be invited.

XIII. Executive Session

There was no Executive Session

XIV. Adjournment

There being no further business, President Campbell adjourned the meeting at 8:28 p.m.