

ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 23, 2024 6:00PM
THE BOATHOUSE

- I. Call to order at **6:03** pm by Mark Campbell
 - a. Roll Call: Mark Campbell, Carl Kumrow, Ed Sadik, Ajay Raman, Katie Fox, Greg Sorrentino, Andy Lefevre, Tom Flynn, and Samir Pimputkar, Arul Thirumoorthi ,and Sentry Management representatives Natalie Liles and Jennifer Pellerin.
 - b. Addition/deletions to agenda – None
 - c. Ratify any Board decisions via email – Board approved via email the lift station, north park parking lot, lifeguard bonus, and the gazebo rebuild.

- II. Review of Meeting Minutes – Motion by Tom to approve July 24, 2024, minutes as presented, second by Arul. All in favor, motion carried.

- III. Community Forum – None.

- IV. President’s Report was presented by Mark Campbell.

- V. Management Report was presented by Natalie Liles.
 - a. Reviewed the manager’s report and completed actions and community improvements.
 - b. Reviewed action item report.
 - c. Reviewed annual planning calendar. Items completed in October included testing the 911 emergency pool phone, removed docks, and scheduled holiday lights. The sport nets will be left up until weather turns.
 - i. Add to annual task log wrapping the pickleball nets instead of removing.
 - d. Snow contracts were discussed, new vendors compared to MLP is almost doubled the price
 - e. Reviewed the open work order report - Work orders are being completed in a timely manner, 128 have been completed thus far in 2024. Some items on the list are on hold to be completed in spring 2025.

- VI. Treasurers Report
 - a. Reviewed the 2025 draft budget. Adjustments will be made based on feedback.
 - b. Expenses will be under for the year, a lot of that is due to work done on Wixom Rd. Looking forward, projecting a higher income tax for 2025 and projecting large increase in property and liability insurance.

- VII. Committee Reports –
 - a. Communications – Board has been happy with communications being sent.
 - b. Social – Social events have been great, received positive feedback from the recent Halloween event.

- VIII. Unfinished Business
 - a. Capital Improvement Projects
 - i. Security System & Key Fobs – Motion by Greg to approve quote from High Tech to add 7 additional cameras for \$7,650 and \$18,875 for a new key fob system plus \$7,500 for key fobs. Second by Katie, all in favor, motion carried.
 - ii. Continuing to look for a solution to add a logo on the concrete outside the boathouse entrance. Company who did pickleball courts advised a stamped logo will not last with salt.

- b. Master vs. Sub Association – This project has been put on hold due to other items needing attention. Have not spent any additional money on, but will continue to work on this.

IX. New Business –

- a. Motion by Ajay to approve a one-time \$100 holiday bonus to the boathouse attendants, second by Greg. All in favor, motion carried.
- b. Reviewed proposal from Ready to Roll to whitewash the stone in the boathouse for \$5,771. Board agreed to table until samples can be viewed.
- c. Reviewed proposal from Ready to Roll to replace the rotted wood at the North Park building for \$1,170, paint the interior for \$1,500, and paint the exterior for \$3,885. Board requested Sentry to obtain a new quote to replace wood with composite.
- d. Motion by Arul to approve All Pro Fitness quote for \$2,658.80 to replace the recumbent bike, second by Katie. All in favor, motion carried.
- e. Motion by Ajay to approve purchase of rubber coated dumbbell set from Amazon for \$359.99, second by Carl. All in favor, motion carried.
- f. Motion by Carl to approve Baruzzini quote for \$26,185 to replace the pool cover, second by Ajay. All in favor, motion carried.
- g. Boathouse rental rules have been added to a pre-event walk thru list. Resident must initial that they understand fines can occur if rules and regulations are not followed.
- h. Wixom Road Update – There are 2 projects occurring along Wixom Road, the sewer expansion and the road/sidewalk rehab. For the sewer expansion, the City of Novi paid the Association to complete the reconstruction of the irrigation and tree replacement. The road/sidewalk rehab, between Kelsey Bay and Drakes Bay and across the street and north of ravines. Irrigation lines need to be repaired from city damage, has been quoted by sunrise for \$76,364.00.
- i. Discussion on tree maintenance, which is currently budgeted, but not tree replacement.
- j. We are researching alternative ground cover for flower beds. The cost of mulch is very high.
- k. Digital Membership- Will review at January 2025 meeting.
- l. Motion by Greg to approve Lift and Level quote for \$17,475 to complete phase 2 by repairing common area sidewalks the master is responsible for, second by Carl. All in favor, motion carried. Phase 1 was completed and included sidewalks on the island, north park, and the boat launch.
- m. Frog-Bit Invasive Species – Agreement signed with EGLE for them to survey and treat all common spaces within Island Lake, identify areas of growth, and prevent further spread.
- n. Arbors Irrigation Proposal -1st phase would be installing the pump and then running a 4-inch line all the way to Wixom Rd. They would need to bore at 3 different places, at Blackberry by Fieldstone, the east side of Fieldstone, and another location on Fieldstone. The Arbors Association will be putting additional \$40,000 in budget to enable the lines. Board tabled.
- o. Corporate Transparency Act- Master board is working with their attorney, Makower, to complete the filing. Each board member will receive and email and link.

X. Community Concerns – None.

XI. Executive Session – (Minutes to be separated)

XII. Motion to adjourn by Greg, second by Tom. All in favor, the meeting adjourned at 8:37pm