

ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 29, 2025 6:00PM
THE BOATHOUSE

- I. Call to order at 6:03 pm by Mark Campbell
 - a. Roll Call: Mark Campbell, Mike Kasanic, Ed Sadik, Ajay Raman, Paul Fox, Greg Sorrentino, AK Khosrovaneh attended for Andy Lefevre, Tom Flynn, 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 – none.

- II. Review of Meeting Minutes – Motion by Mark to approve October 23, 2024, minutes as presented, second by AK. All in favor, motion carried.

- III. Community Forum

- IV. President's Report was presented by Mark Campbell.
 - a. Welcomed 2 new Board members Paul Fox from The Preserves and Mike Kasanic from The Arbors.
 - b. Proposed to add new rules to work out room and will need to sign a waiver to use the workout room.

- V. Management Report was presented by Natalie Liles.
 - a. Reviewed the manager's report, completed actions, and community improvements.
 - b. Reviewed action item report.
 - c. Reviewed annual planning calendar.
 - d. Reviewed the open work order report - Work orders are being completed in a timely manner, 181 were completed in 2024. Some items on the list are on hold to be completed in spring 2025.

- VI. Treasurers Report
 - a. Bill Pfeiffer reviewed the financial summary and breakdown of the financial statements.
 - b. The board unanimously agreed so to make sure everything is budgeted accurately, a new reserve study should be completed at a cost not to exceed \$8,000. The last reserve study was done in 2019.

- VII. Committee Reports
 - a. Communications – Plan to get roof evaluated at Boathouse, there is currently one leak and some shingles missing.
 - b. Social – Owner came in to present to board additional requests regarding their summer boathouse rental. The board approved the owner to use only the parking lot space for a food truck.

- VIII. Unfinished Business
 - a. Capital Improvement Projects
 - i. Security System & Key Fobs – Key fobs being installed, plan to have up and running in March. The security system has been installed, and cameras are great.

- ii. Continuing to look for a solution to add a logo on the concrete outside the boathouse entrance. The company who did pickleball courts advised that a stamped logo will not last with salt. Greg has a few ideas and will work with Mark and present a proposal for the Board to review at a later time.
- b. Master vs. Sub Association – This project has been put on hold due to other items needing attention. No additional funds have been spent on this project at this time.
- c. Faux Finish / Whitewash stone quote – Tabled- Ajay knows of a stone expert who could come in to look.
- d. North Park interior and exterior painting plus replacing exterior wood with composite quote from Ready to Roll for \$11,080. Motion by Greg to approved, second by Paul, all members in favor.
- e. Rules update – A few changes to the rule and regulations were proposed. AK recommends new language regarding the digital ID and will send in some proposed language.
- f. Discussion of allowing the use of the patio for an additional cost only in the off-season.
- g. Wixom Road Update – City is requesting new plans.
- h. Alternative ground cover for flower beds was researched and we have not found an alternative at this time.
- i. Digital Membership proposal from Identisys for \$3,235. Motion by Paul to approve, second by Tom. Motion passed with all members in favor.
- j. The Corporate Transparency Act is still on hold.

IX. New Business

- a. Appointment of Officers – Motion by Greg to approve Mark Campbell as President and Secretary, Ajay Raman as Vice President, and Greg Sorrentino as Human Resource lead, second by AK. Motion passed with all members in favor.
- b. Club Scout Troup representative, Bobbie, proposed utilizing the boathouse for their troop meetings, which would require sponsorship of \$100 and some storage use. Motion by Greg to approve, second by Arul, motion was denied with 3 in favor and 6 not in favor.
- c. Bidding out to companies for the 2025 landscape maintenance.
- d. AT&T Fiber is working in the community. Per the City of Novi, any repairs will be taken care of after installation.

X. Community Concerns – None.

XI. Executive Session – (Minutes to be separate)

XII. Motion to adjourn by Greg, second by Ajay. All members in favor of adjourning the meeting at 9:03 pm.