

Approved
21 May 09
Jo

ILE Board Meeting
April 16, 2009 at 10:00 a.m.

Meeting was called to order by President Sohni at 10:00 a.m. Members also present were Vice President Richard Dureault, Treasurer Archie Meyers, Secretary Joanne O'Neil, Anita Whitesell, Jack Kelly, Greg Gilchrist was not present due to death in family and Rick Robinson, General Manager.

Minutes of the previous board meeting were read by the Secretary. Vice President Dick Dureault made motion to accept minutes as read with Jack Kelly seconding. Discussion. Minutes were amended to add "adjusted" budget and to include nominating Archie Meyers to the By-Laws Committee. Jack Kelly made motion to approve amended minutes with Archie Meyers seconding. With no further discussion motion carried and minutes were approved as amended.

Treasurer's report was read and submitted for record by Archie Meyers. President's report was read by Susan Sohni, Special Assessment return is ready to begin. A member of the community has devised a method of returning interest money. This evening we will be announcing at the General Meeting the maintenance increase. Spoke to our attorney this morning and he will have a sit down with us at some point to discuss some issues about the return of the Special Assessment monies. One issue, those people whose properties have transferred. Will request documents from property owners specifying ownership. Foreclosed on properties, money will go back to original owners. There have been 326 property transfers since the Special Assessment was denied.

General Managers report, Rick Robinson. ILE has received a \$23,500.00 grant from Polk County Division of Forestry for mowing grinding the side of the ditches to create another 24 miles of fire breaks. Of the total \$25,000.00 grant Polk County got ILE received the \$23,500.00. New employee evaluation forms have been completed. Well on the way with evaluations on all employees. Fire inspections done, some minor issues, re-inspection on May 1st. Several meetings on roof preventative maintenance program with our volunteers. Problems with SFWM digging out front by Keith Hyatt. Issue was resolved. After hours play set up for golf, since days are getting longer. No trespassing signs are up on Rt. 630. New Health Insurance forms distributed to board members for approval. United Health has recommend that we go to the health options not the current or renewal, some changes will occur. Employees prefer option. ILE, Inc. will save about 400 a month. President Sohni requested we discuss this in New Business. Joanne O'Neil request her committee reports be done at the evening meeting.

Vice President Richard Dureault wanted to say thank you to Mr. and Mrs. Jack Robinson for cleaning out the South canals. They will start on the North canals next week. Parkways has started cleaning the ditches. Between palm and gardenia, you can see the fire breaks. Signs are in for No Trespassing. Will be up shortly, some are on county property but are past the ditches or where mowing occurs, if problem comes up will deal with it then. Regular mowing has begun so most of the time will be spent on that. In

New Business would like to discuss who owns those 40 acres. Done with roads, working in on ditches until rains come. Working on ensuring water flows off the golf course to the lake before rains come. President Sohni had a concern about blockage at the bridge to nowhere flooding 630. Needs attention. Wants parkways to look at it. Parkway agreed to look at it.

Anita Whitesell, concerned about the golf budget for the remainder of the season. Glad expenses are within 25%. Need help in pro shop. Don Hedges taking Sharon's place at the pro shop. We need another person. Placing additional signs for after hours golf at the first tee. Call Anita about after hour people, don't approach golfers please. Will be lowering golf to \$15.00 for summer. Nothing to offer until back nines are done. Need to be ready by September. Archie stated \$93K left for 5 months. We need a fix cost of about \$23K a month to maintain. Trying to come up with incentives to encourage golf through the summer. Jack Kelly stated that the back nine were bad on Jan 2, 2009 and are still bad in April 2009. Cannot identify problem with back nine, what efforts have greens keeper made? Archie is working with him, there are major problem with nematodes. Apr 23 we will be aerating and over seeding all greens. On the 24th of April we will open new greens so traffic stays off the newly seeded greens. Archie will keep on top of the situation.

Old Business. Perimeter signs, Is there liability with the phone line we cut while installation PCSO signs. No-cuts marked it wrong they will repair at no cost.

Emergency gate. At the last board meeting, Archie Meyers asked for the actual cost to install new temporary emergency exit gate. General Manager, Rick Robinson stated that it costs \$265.00 per pipe. We need at least 2-3 pipes. We are using existing pipes removed from the bridge to nowhere. Replacement costs are \$265.00 per pipe. Labor costs, job requires 2 men. President Sohni asked if we are proceeding with the gate? No motion needed, tabled from last meeting, pending costs. General Manager will proceed with emergency exit gate project. Dedicated phone line in kitchen. Its going through switchboard. Rick will check on it and fix. Dedicated line had been disconnected. Rick will have it reinstalled.

New Business. Roof preventative maintenance. Archie Meyers stated that a resident who is roofer from Miami has volunteered his services and crew for free. Archie has not contacted him yet. Debris is blocking flow of water. Needs to be clean it up. Rick Robinson, GM stated that Tony is cleaning when time allows. Need 10 days of dry weather. Follow up with Archie about free labor. Jack Kelly, Keith and Jim Horton would like to repair down spouts, at no expense to ILE. Talk to Rick before anything is done.

Covenant Review Board. Discussion about reading into record at each board meeting how many applications for architectural changes were submitted for review and approval. Will begin reporting at next board meeting.

April 5, 2009 a Motion was made and seconded with a polling that followed to resolve to return all the previously collected special assessment monies and read into the minutes of this meeting by Secretary Joanne O'Neil. Motion by Richard Dureault to vote on polling of assessment money return. Jack seconded. Motion carried. Apr 8, 2009 at a Special Meeting a motion was made by Archie Meyers and seconded by Joanne O'Neil to proceed with the maintenance increase for ILE, Inc. for 2010 with a \$50.00 across the board maintenance increase, with ceiling for lots at \$175 and houses at \$375. Susan Sohni made the motion to proceed with the above increase and seconded by Archie Meyers. All members agreed and motion carried.

By Laws. Committee presented final changes to the board. Waiting for input from lawyer. Will reconvene on Tuesday April 21st to go over the final document.

Discussion ownership of 40 acres. Deed was sold to ILE Utilities, Inc. Legal description is available at the office.

United Health Insurance. General Manager recommends to the board that we select the optional policy. Motion made by Archie Meyers to accept option offered by UHI. Anita Whitesell seconded. Discussion. Request made to the employees to give the board signatures agreeing with the change. Richard Dureault made motion to get a polling of people in writing. Joanne O'Neil seconded. All members agreed. Motion carried. Polling taken on original motion and all members agreed. Motion carried.

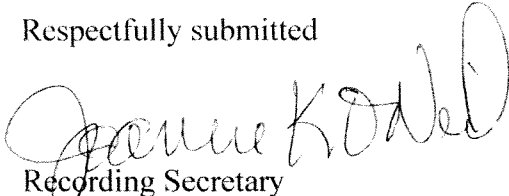
Jack Kelly, proposes to go to a one person operation for the summer in the restaurant, move equipment we need behind the bar, shut down kitchen, gas and hot water heaters. Summer hours would be the same 11:00-3:30, 6 days a week. Use plastic baskets with paper lining and plastic ware. New menu will not include anything that requires deep frying after stock is used up. Two-fold purpose, keeping the cook and keeping the restaurant afloat. This would begin the last week in April, the 27th. Cut back to bare bones to keep it operating. No issues with the Fire Marshall for these changes. Stopped ordering food from Sysco, picking it up at Sam's or Wal-Mart. Several residents have called in on their way to Sam's to see if the restaurant needs anything.

Budget adjustments. The board went over the adjustments in the different categories. Motion was made by Archie Meyers to accept adjustments as presented as budget work session. Joanne O'Neil seconded. All members agreed. Motion carried. We currently have 68 forms for returning special assessment monies totaling \$7.8K. Archie would like to place forms at the sign in tables at evening meeting.

General Manager would like to thank Darrell Dent for saving money on sign posts. Bingo co-chair requested the large sign on 60, the portion that references bingo, be covered for the summer.

Archie Meyers made a motion to adjourn the meeting. Joanne O'Neil seconded. Meeting adjourned at 12:00.

Respectfully submitted



Recording Secretary
Joanne O'Neil