

Indian Lake Estates, Inc.  
Regular Meeting of the Board of Directors  
Thursday, August 20, 2009  
6:00 PM

Approved  
as read  
JES 1

Meeting called to order by President, Susan Sohni. Board members present: President, Susan Sohni, Vice President, Richard Dureault, Treasurer, Archie Meyers, Secretary, Joanne O'Neil Greg Gilchrist, Jack Kelly and Recording Secretary Elaine Robinson. Absent: Anita Whitesell.

**Minutes:** Minutes of previous meeting were read.

- Motion By: Archie Meyers, Second by: Greg Gilchrist

**Motion:** To accept minutes as read

Discussion: Sohni asked that the reference to the title of Barbara Dowling be changed from Office Manager to Business Manager

Motion Restated: Accept amended minutes of the 7/16/09 regular board meeting.

Motion was carried with no nays.

**Treasurer's Report:** Archie Meyers, Treasurer

- Operating fund balance \$267,959.20
- Bingo \$4,767.17
- Special Assessment account \$59,630.17

**President's Report:** Susan Sohni, President

- Knowing how limited our funds are, I want to thank the multitude of people who have volunteered in various areas. I wish others would support the community by paying their maintenance fees and by supporting the maintenance increase.
- First round of calls by volunteers to owners who have not returned their ballots regarding the maintenance increase have started, with good results. Second ballots are being tracked and mailed. Precautions are in place so that no ballot is counted twice. We've received approximately 1924 yes votes.
- Dawn Arnett the new employee in the office is working out well.

**Parkways Report:** Richard Dureault, Vice President

- When requested by homeowners we are trenching ditches in front of resident's homes to get standing water to flow into drainage ditches.
- Roadwork has been done in the subdivision and commercial areas where roads surfaces were damaged by the trash trucks.
- Large dumpsite with broken tiles and tires were cleaned up. Notify office if you see any one discarding trash illegally on our property.
- Shelter for the bulletin board at the Post Office, which was on Common Property, has been removed. At the end of mowing season it will be erected with an attached bench down at the boat landing.
- Galvanized fitting repaired on water meter on Pandora Drive, which was on Common Property.
- Bathhouse and streetlights have received damage from lightning strikes. New key card reader and door striker had to be replaced, plus repairs to streetlights.
- Major priorities at this time of year is mowing and maintaining equipment.

**Marina Report:** Richard Dureault, Vice President

- Resident dropped the lock to the marina gate into the water. Combination lock on marina gate until new locks arrive.

**Security Report:** Greg Gilchrist, Director

- National Night Out was a great success, but the Neighborhood Watch meeting was poorly attended. Neighborhood Watch meetings are held four times a year and we need

participation if we want this program to succeed. We need to utilize the e-mail system through the office to get messages out.

- There has been a minimal response to order remote controls for operation of the gate. Gate operation with your card will remain the same.
- John Hudson has put the telephone number for Dept. of Fish & Wildlife in the newsletter. If you hear gunshots or dogs running call them.

**Golf Report:** Archie Meyers, Treasurer

- The sign advertising golf for \$15 a day will be coming down on Thursday, September 3, 2009 to display the bingo sign.
- We will be opening the back nine on Friday, September 4, 2009. There will be a free golf scramble for members and residents in good standing. The ballroom is reserved from 10 am to 3 pm where a lunch will follow the scramble.
- September 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> a round of golf will be \$18.00 with a chance of winning five free rounds of golf thru the end of October.
- The golf course is looking for a mechanic and another employee to cut grass.
- Very serious problem with equipment on the golf course. Everything that can be patched and salvaged is being used. In need of a fairway mower, we only have one and if it's down, we have a problem.
- Golf committee has met and is working on finances, membership and new rates.

**Covenants:** - Joanne O'Neil – Secretary

- Review committee meets every Tuesday. All applications are reviewed for changes. There were four applications approved this month.
- Committee is working to keep in line with county guidelines for both residential and commercial properties.

**Social:** - Joanne O'Neil – Secretary

- Labor Day, September 7, 2009 Chicken dinner in clubhouse (see announcements).
- Saturday, October 3, 2009 will be the last indoor picnic for the season.
- Friday, October 30, 2009 Halloween costume party for adults.
- Saturday, October 31, 2009 Trunk 'n' Treat for the children.

**Bingo:** - Betty Ward

- Bingo starts Tuesday, September 8, 2009 at 5:30 pm. Free hot dogs to paid players.

**Restaurant Report:** Jack Kelly, Director

- Planning on re-opening the restaurant the first week of October.
- This coming week we plan on doing some painting and maybe some cleaning of the kitchen to spruce up the area before re-opening.

**Old Business:**

- **Security Cameras** - Out of the eight cameras down on the beach only two are working. Mr. Mongiovi stated that he felt it was a connection problem from the storms. At the guard house there are six cameras with only four working. Replacement cameras have been ordered. First shipment was received but it was so badly damaged that it had to be returned. Waiting on second shipment. Discussed the cost of using and replacing these cameras and the use of surge protectors and lightning arrestors ensued.
- **Roof Claim** - David Beasley, insurance adjustor, has stated that our insurance companies refuses to come out and look at our roof. The insurance company wants us to take the lead, so we are waiting for the engineer to inspect the roof. We have met the necessary time constraints, which was the most important factor.
- **Voted to acquire a lot** - At a previous meeting we voted to acquire a lot in lieu of back maintenance. We thought the lot was on Poinciana, but it is not, it's on a dirt street with little resale value so we are not acquiring the lot. This issue will have to be revisited.
- **By-Laws** - By October 2, 2009 we would like to have the proposed by-law changes back from the attorney and have them posted. Each change will be voted on individually.

There will be a discussion of these by-law changes at a special meeting on November 3, 2009 and the vote will take place on December 3, 2009.

- **Food Vendor at 60 & 630** - The vendor was to get in touch with the county. Apparently the vendor has had some unpleasant dealings with code enforcement so this project is probably off the table for now.

**New Business:**

- **Library** - The library is seeking approval from the board to continue the Bookmobile visits.
- Motion By: Joanne O'Neil Second: Jack Kelly  
**Motion:** I move that we approve the Polk County Library Cooperative Bookmobile visits. Utilizing our parking lot, the Bookmobile will be here on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month for the term of October 2009 through September 2010.  
 No discussion followed - Motion was carried with no nays.
- **Hall Rental Fees** - Jack Kelly is asking for the following changes to the rental fee schedule for the ballroom. Old rates for property owners were \$60 for up to 50 people, \$100 for 51 to 100 people, and \$150 for 101-150 people. There was no schedule prior for non-property owners.

Motion By: Jack Kelly Second: Joanne O'Neil

**Motion:** I move that we accept the following changes in the fee schedule for rental of the ballroom. Fees effective immediately on new rentals.

Ballroom fees for property owners:	Up to 50	\$100.
	51-100	150.
	101-150	200.
	151-389 ( <i>max</i> )	300.
Ballroom fees for non-property owners:	Up to 50	\$200.
	51-100	250.
	101-150	300
	151-389 ( <i>max</i> )	400.

Discussion followed about the number of chairs we own, seating capacity, use of the kitchen and advertising that our hall is available for rent. Point was made that our kitchen is not equipped to do any type of food preparation. Pre-prepared food can be heated up and served. Special caveats will be listed on application form.

Motion was carried with no nays.

- **LP Gas Fees** - Richard Dureault brought up the fact that the rental fee of \$10 for the use of LP gas used at pavilion had not been raised in eleven years.

Motion by: Richard Dureault Second: Archie Meyers

**Motion:** I move that we increase the price of the LP gas used at the pavilion to \$20. Per use, effective immediately.

Discussion followed about how often the tank was filled, size of tank, cost to fill tank.

Motion was carried with no nays.

- **Hog Feed** - Richard Dureault wanted more information about ILE paying for hog feed. Sohni asked Gilchrist to address the issue since it comes under security. Gilchrist stated buying supplemental hog feed for the hog catcher has been happening for many years. The dollars received from the sale of a hog didn't make up for the amount of time the catcher spent here, or obtaining the correct permits, nor what the catcher was spending on hog feed. The hog catcher provides an invaluable service. Meyers added that keeping them off the golf course has saved us a great deal of money. Mr. Mongiovi stated that in the past this service was in the security budget and there used to be a line item that covered these purchases.

Motion by: Richard Dureault Second: Greg Gilchrist

**Motion:** I move that all information pertaining to hog hunting and feeding be place in our policies and procedures.

No further discussion. Motion was carried with no nays.

- **Treasurer** - Archie Meyers – Budget adjustments were made for the month ending July 31, 2009.  
Motion By: Archie Meyers      Second by: Greg Gilchrist  
**Motion:** I move we accept the budget adjustments stated in the 7/31/09 financials.  
No discussion - Motion was carried with no nays.
- **Fans in 19<sup>th</sup> Hole Restaurant** - No work will be done without obtaining a permit that covers a commercial space.
- **Glossy Maps of ILE** - Last time the ILE glossy maps were printed was in 2003 and they were a profit source for us. The quoted received to reprint them is \$2,079. for 2,500 copies or \$1,727. for 1,000 copies.  
Motion by: Greg Gilchrist      Second: Richard Dureault  
**Motion:** I move that we table the discussion on purchasing new glossy ILE maps and hold for 2010 budget preparation.  
Discussion followed - A committee should be formed to make necessary corrections prior to reprinting and involving our local real estate people could be helpful.  
Motion was carried with no nays
- **Carryalls & Gators** - New residents questioned the use of gators or carryalls since there is a sign upon entering that states no ATV's. Consensus was that gators and carryalls were different than ATV's due to the governor on these types of machines. Need clarification from the insurance carrier on how to proceed.
- **Parking at restaurant and JR's** - O'Neil stated that parking and the selling of vehicles on common property on Highway 60 wasn't very appealing when approaching our community. Discussion ensued about placing posts and lines to keep people from parking there. Because of how the street runs parking is limited. Dureault felt as long as there wasn't any damage to grounds that parking should be permitted in that area under the tree. The main issue is the sale of vehicles on common property. Owners should be called and asked to remove vehicle.
- **Signage** - Sohni would like a sign down at the boat ramp that states no power loading. Input is needed from board members on the replacement sign for in front of the clubhouse. Parkways will take down The 19<sup>th</sup> Hole Restaurant signs and store until it reopens.
- **Announcements**
  1. On Labor Day, Monday Sept 7, 2009 Social will be sponsoring a catered chicken dinner in the clubhouse. Tickets are \$7.00 each and are available from Betty Ward and Joanne O'Neil. Advance tickets only.
  2. Bingo starts Tuesday, September 8, 2009 at 5:30 pm in clubhouse.
  3. Saturday, October 3, 2009 will be the last indoor picnic for the season.
  4. Friday, October 30, 2009 Halloween costume party for adults.
  5. Saturday, October 31, 2009 Trunk 'n' Treat for the children.

#### **Adjournment**

- Motion by: Greg Gilchrist      Seconded: Joanne O'Neil  
Meeting adjourned: 7:45 PM

Elaine Robinson, Recording Secretary