

Indian Lake Estates, Inc.
General Meeting
Thursday, October 15, 2009
7:00 PM

Board members present: President, Susan Sohni, Vice President, Richard Dureault, Treasurer, Archie Meyers, Secretary, Joanne O'Neil, Anita Whitesell, Jack Kelly, Business Manager, Barbara Dowling and Recording Secretary, Elaine Robinson. Absent: Greg Gilchrist

NO QUORUM: 55 Members Present

Meeting format changed to a Town Hall Meeting. Discussion Only - No issues were voted on.

Approved
11/19/09 by BOD
1

Indian Lake Estates, Inc.
Regular Meeting of the Board of Directors
Thursday, October 15, 2009
10:00 AM

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, Anita Whitesell, Jack Kelly, Business Manager, Barbara Dowling and Recording Secretary, Elaine Robinson. Absent: Greg Gilchrist

Minutes:

Motion By: Richard Dureault Second: Anita Whitesell
MOTION: I move we accept the 9/17/09 minutes as read.
No Discussion - Motion Carried 6 Ayes 1 Absent
Motion By: Archie Meyers Second: Richard Dureault
MOTION: I move we accept the 9/23/09 minutes as read.
No Discussion - Motion Carried 6 Ayes 1 Absent

Treasurer's Report: Barbara Dowling, Business Manager

Balances as of 9/30/09:
Operating fund balance \$177,741.38
Bingo \$3,277.37
Special Assessment account \$45,930.38

President's Report: Susan Sohni, President

We have received 48% of the ballots needed to increase the maintenance fee. A second mailing is being prepared. The office does not have current addresses or telephone numbers for many owners and trying to locate this information via the Internet is very labor intensive.

Parkways Report: Richard Dureault

More streetlights had to be ordered in October due to outages. Mowing is slowing down on streets & fields so we will start mowing some of the firebreaks. Tree limbs will be trimmed to insure the integrity of our firebreaks. Parkways will be checking for potholes and do necessary filling.

Marina Report: Richard Dureault

Retaining wall at the Marina is being undermined with all the rain. Fill has been placed where needed but bids have been received to have concrete pored in the voids to prevent any further damage to marina retaining wall.

Security Report: John Hudson – No Report

Golf Report: Anita Whitesell

Golf advertising is being done in two coupon books. Currently there are 77 golf members. As an incentive to retain memberships we are offering four free guests passes with each renewal. A Welcome Back Tournament will be held on 11/20/09 providing over seeding is completed. Policy needs to be discussed on free golf for part-time and full time employees. Thanks to the volunteers who help maintain the golf carts.

Greens Report: Archie Meyers

Weather permitting; on 11/2/09 temporary greens and tees will be cut. November 3, 2009 all other greens will be shut down for over seeding, top dressing and watering. Hopefully, by 11/15/09 course will reopen with some very nice greens and tees. I want to thank Jack Robinson for volunteering in the golf maintenance shop. He has saved us thousands of dollars by being able to fix and maintain the equipment on the golf course.

Restaurant Report: Jack Kelly

The restaurant reopened on October 5, 2009 and it needs more customers. Thanks to Bingo for their monetary support of the restaurant by paying for the paint and carpeting. Thanks to the volunteers who cleaned and painted. A Thanksgiving buffet is being worked on. Tickets would be sold in advance.

Covenants: Joanne O'Neil

Forms are being revised and hopefully will be ready at the next board meeting for the directors to approve. Two applications for re-roofing have been received.

Social: Joanne O'Neil

10/30/09 Halloween Costume Dance featuring the Brothers Good

10/31/09 Trunk 'N' Treat for the children

12/31/09 New Years Eve dance featuring DJ Marco Polo

Bingo: Betty Ward

Tuesday evenings 5:30 pm in the clubhouse

Library: Karen Wolzanski

Check out the library and see the monthly displays.

Garden Club: Vanessa Thrall

10/19/09 First garden club meeting of the season. Seminar by the PCSO on women's self defense. All are welcome.

Old Business:

- **Volunteer Insurance** – Do we need volunteer insurance or are these people covered under our liability insurance? Clarification on coverage is needed.
- **Utilities Lawsuit** – Lawsuit against ILE Utilities is on going.
- **Roof Claim** - A lengthy report was received today from David Beasley concerning the roof claim. Prior to any discussion these report needs to be analyzed by all directors.

New Business:

- **Marina Retaining Wall** – All the heavy rainfall and the configuration of the landscaping has undermined the retaining wall that supports the gate entering the marina.
Motion By: Richard Dureault Second: Archie Meyers
MOTION: I move that we give Parkways permission to repair the retaining wall down at the marina. Cost of project will not exceed \$8,000 and come from the Parkway budget.
Discussion: Waiting on all bids to be turned in, before any decision on contractor. Wall must be fixed or that area will continue to erode. There is no line item in parkways budget for this repair. The Lakefront Committee did previous work on the lakefront.
Motion Carried 6 Ayes 1 Absent
- **Budget Adjustment** – Parkway, Restaurant, Security
Motion By: Richard Dureault Second: Joanne O'Neil
MOTION: I move that \$3,000 be moved from Parkways' Budget line item 72502 Gas, Oil & Grease to 74902 Repair Machinery/Equipment.
No Discussion - Motion Carried 6 Ayes 1 Absent
Motion By: Joanne O'Neil Second: Richard Dureault
MOTION: I move that \$6,000 be moved from G&A line item 60109 Wages into the restaurant budget to cover the current losses with any profit the restaurant has at the end of the fiscal year being returned to G&A at year's end.
No Discussion
MOTION: I move that \$756.25 be moved from Security Budget line item 74208, Special Assessment Donations to 74908 Repair Gate/Machinery & Equipment.
Discussion: This transfer will cover the purchase of 8-security cameras total of \$250 and the balance of \$506.25 for a new battery and memory chip for the gate.
(Vote was done on the above two motions. (Restaurant and security)
Motion Carried 6 Ayes 1 Absent

- **Free Golf Policy**
Policy on free golf and how to police this policy has to be addressed. Coupons would be issued with the paychecks and free golf would be decided by how many hours they worked. It was suggested that the coupons be time sensitive. This free golf policy is used mostly with the starters and rangers on the golf course who are not residents or golf members but paid part-time employees. There are restrictions on when full time employees can golf free. Barbara Dowling and Anita Whitesell will discuss policy and procedures.
- **Indemnification Agreement**
Indian Lake Estates Inc. Indemnification agreement for facility was a document on file in the office. This looks like an attorney prepared document to be used when renting our facilities. Copy was given to each board member to peruse for input.
- **Gate Function**
The volunteer base to man the gate until 8 pm has fallen off. It has been suggested that the gates stay open until 8 pm. After some discussion the gates will now stay opened until 8 pm on all nights except Tuesday night when they will stay opened until 9:30 pm to allow bingo patrons to be picked up. This information will be announced at the general meeting tonight and put in the newsletter and on the web.
- **Alcohol Consumption at ILE Social Events**
When alcoholic beverages are being served at a social event sponsored by ILE there has to be a limit on the number of beverages any one can be served or no alcohol served. There has to be an ending time for the event on the ticket. Policy needs to be worked on and some of these issues needed to be discussed in executive session because of legal ramifications.
- **Use of Security Vehicle**
Discussion ensued on the use of the security vehicle for janitorial purpose and office staff. If the use of this vehicle is split it could mean that security personnel could be without a vehicle in time of a crisis. Vehicle could be vandalized if left in clubhouse parking lot at night. After discussion no changes made, security vehicle will remain with security personnel.
- **Use of Facilities**
Motion by: Susan Sohni Second: Richard Dureault
MOTION: *I move that anyone who has not paid their annual maintenance by the due date will not be allowed the use of any common property facilities such as: Marina, tennis courts, Terrace Room, exercise room and pavilion rental. Rental of the ballroom will be based on non-owners price.*
Discussion: How is this policy going to be enforced? It was felt that most of this could be enforced through the office. Office staff will have to check on individuals as they come in to use facilities to see if they have paid their maintenance. We have to make a move to start enforcing the rules. It has to be stated on all rental agreement that you have to be a member in good standing to use the facilities.
Motion Carried 6 Ayes 1 Absent
- **ILE Utility Committee**
Motion By: Richard Dureault Second: Archie Meyers
MOTION: *I move that we create an ILE Utility Committee to be chaired by Steve Mace that will response to the ILE Inc. Board on all matters. All votes and discussions that are not unanimous will be shared with the ILE Board.*
Discussion: The seated board of the ILE Utility Company has understandably resigned due to the inability to get separate D&O insurance coverage. A utility committee has been formed in its place with Steve Mace as chairman. This committee will serve under the auspices of ILE Inc. There are major legal issues that have to be addressed regarding the Utility Company. We are in the process of resolving these issues with our attorney.

Motion Carried 6 Ayes 1 Absent

- **Budget/By-law Workshop**

Meeting Monday, October 19, 2009 at 10 am.

- **Adjournment**

Motion by: Archie Meyers Second: Joanne O'Neil

Motion Carried 6 Ayes 1 Absent

Meeting adjourned: 12:15 pm

Elaine Robinson
Recording Secretary