

accepted
as amended
8-20-09
jko

16 July 2009

Minutes of the Regular Meeting of the ILE Board of Directors

A Regular Meeting of the ILE Board of Directors was called to order by President Susan Sohni at 6 PM. Present were: President Susan Sohni, Vice-president Richard Dureault, Treasurer Archie Meyers, Jack Kelly, and Anita Whitesell. Also present were Office Manager Barbara Dowling and recording secretary, *pro tem*, Karen Wolzanski. Greg Gilchrist was present telephonically and Joanne O'Neil was absent.

Wolzanski read the minutes of the June 18th meeting. Whitesell made a motion, seconded by Dureault, to accept the minutes. Meyers corrected 25 year contract to 5 year contract on the first page. A vote was taken to approve the amended minutes: Yes - Dureault, Meyers, Kelly, Whitesell, Gilchrist
No- none
Motion was passed unanimously.

Meyers gave the treasurer's report. He stated that \$297,311.23 was in the maintenance account and \$121,299 remained in the special assessment account awaiting dispersal. Dowling will be handling routine finances from now on and will report at Board meetings. A motion was made by Dureault , seconded by Whitesell, to accept the treasurer's report.
A vote was taken: Yes - Dureault, Meyers, Kelly, Whitesell, Gilchrist
No- none
Motion was passed unanimously.

President's report was a summary of the first half of 2009. Sohni listed the return of the special assessment funds and the mailing to increase maintenance fees as 2 major projects for the office. A claim has been made against our insurance for concealed damage to the clubhouse roof by the 2004 hurricanes. Major reductions have been made to the budget so that we will hopefully end the year in the black. The golf course and restaurant are doing well and work on our roads has been increased. An inventory and index of past ILE meeting minutes was completed by a volunteer and suggestions for Bylaw revisions have been presented to the Board. Plans for the rest of the year include obtaining the votes to pass the maintenance increase; reviewing the Bylaws, submitting them to our attorney and finally to the members; writing procedure manuals for employees and indexing the office files.

Committee reports:

Security - Gary Levin reported that the temporary cameras still have not been received. Gilchrist will ask Phil Lefstead what is causing the delay. Security received \$500 from the Yacht Club to pay for signs at the Marina. Volunteers are needed to watch the main gate from 6 to 8 PM.

Parkways - Dureault reported on the activities of the Parkways department. Those employees have maintained the fountain area; removed litter from the right-of-ways; ordered, placed and replaced signs; cut grass, removed fallen trees and maintained equipment. They have also performed work for the Utility Co.; repaired the directory at Deland & Park; dismantled and returned a bulletin board to the Post Office as directed by the Board and displayed the flags on Park & Red Grange for the 4th of July weekend.

Golf course - Meyers reported that the greens look very good and the back 9 will hopefully be open by September. As of June 30th \$74,648 less than last year has been spent on the course and it looks better. There are 2 important pieces of equipment that need repair.

Pro shop - Whitesell announced that the pro shop income was \$13,000 higher than last year due to less spending on inventory and more work performed by volunteers.

House - Kelly reported an \$800 profit in June at the restaurant, but July was not doing as well. Hours have been reduced to 11 AM to 3:30 PM since the 4th of July. Our insurance company has been notified that we are reopening the claim for damage to the clubhouse roof. They will send an adjuster and we may need to hire our own engineer.

Covenants - Leo Lyttle reported that projects submitted on the 'simple' forms would be reviewed quickly in most cases. Those filed on the regular forms would be reviewed on the 2nd Tuesday of the month. It would be appreciated if those who are ripping off tile roofs would please contact the Parkways department. They can use broken tile that is free of nails and tarpaper for road repair. This will save the homeowner, in most cases, from a dumping fee.

Old Business - Gilchrist reported on a remote opener for the ILE gate. These would be in addition to the present card system and would cost \$50 each. Residents will be given the details electronically and by postings on the bulletin boards.

Sohni stated that a map showing the new emergency exit also needs to be posted and distributed electronically.

New Business - Sohnι introduced the new Business Manager, Barbara Dowling.

John Hudson requested use of the Blazer for Security. A motion was made by Gilchrist, seconded by Meyers, to make the Blazer roadworthy so that it can be used by Security. A discussion followed in which Dowling reported that insurance for the vehicle would be \$644 for the remainder of the year. A vote was taken: Yes - Dureault, Meyers, Kelly, Whitesell, Gilchrist

No- none

Motion was passed unanimously.

Hudson reported the discharge of a firearm that caused property damage. It was reported to the PCSO, but there was no response from them. Two members of the audience reported similar, but unrelated incidents, in which the PCSO did respond.

Dowling reported that a new demand letter has been sent to delinquent maintenance accounts with good results. Small claims court is an option to collect the debts, but she suggested waiting until several had accumulated to make efficient use of employee's time at court. Dowling requested guidance from the Board when dealing with owners who want to negotiate. The consensus was to deal with each case on an individual basis. A motion was made by Meyers, seconded by Kelly, to accept the deed to lot 7 block 160, owned by James W. and Mary G. Kady, in lieu of the back maintenance fee.

A vote was taken: Yes - Dureault, Meyers, Kelly, Whitesell, Gilchrist

No- none

Motion was passed unanimously.

Kelly stated that there was no fee schedule for non-residents to rent the ballroom. He will charge the person who recently inquired about the rental \$100 more than the appropriate resident fee. He will also make a report to the Board on a revised fee schedule for residents and non-residents.

Dowling stated that ILE has received over \$32,000 in donations as a result of the request sent with the special assessment refunds. She also said that ILE had received over \$8000 in other donations. These funds will be spent as the donors requested. Dowling suggested that the Board plan a budget workshop meeting to distribute the funds to the appropriate departments.

Sohni reported that the person responsible for damage to the gate was uninsured so the repairs must be made by ILE.

A motion was made by Meyers, seconded by Gilchrist, that Dowling close the cash account with Citizen's Bank. Discussion followed.

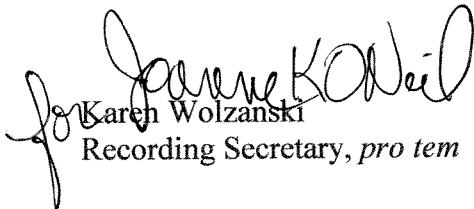
A vote was taken: Yes - Dureault, Meyers, Kelly, Whitesell, Gilchrist

No- none

Motion was passed unanimously.

Sohni reported that ILE had been approached by a food vendor with an inquiry about leasing the property at the corner of routes 60 & 630. There being no immediate negative response from Board members, she will ask the vendor to submit a proposal.

A motion was made by Meyers, seconded by Dureault, to adjourn. The meeting was adjourned at 8PM.


for Karen Wolzanski
Recording Secretary, *pro tem*