

Indian Lake Estates, Inc.
 Regular Meeting of the Board of Directors
 Thursday, September 17, 2009
 6:00 PM

Approved
10/15/09
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Meeting called to order by President, Susan Sohni. Board members present: President, Susan Sohni, Vice President, Richard Dureault, Anita Whitesell, Jack Kelly, Business Manger, Barbara Dowling and Recording Secretary, Elaine Robinson. Archie Meyers present telephonically. Absent: Greg Gilchrist and Joanne O'Neil.

Minutes: Minutes of previous meeting were read.

Motion By: Anita Whitesell Second: Jack Kelly

MOTION: I move we accept minutes as read

No Discussion - Motion Carried 5 Ayes 2 Absent

Treasurer's Report: Barbara Dowling, Business Manager

Operating fund balance \$179,696.92

Bingo \$4,485.26

Special Assessment account \$51,210.00

Maintenance fee calculation for 2010 is \$613,538. Down \$93,981 from 2009. Budget projection for 2010 will be set at \$521,507 but with the collection rate only being 93% of the budget amount projected collection will probably only be \$485,000 for 2010.

President's Report: Susan Sohni, President

Sohni indicated that in 2004 we collected \$436,000 with a carry over of \$61,000. In 2003 we collected \$448,000 with \$45,000 in prior maintenance fee collected. So in all probability we will be collecting less in 2010 than we did in 2003 and 2004. Volunteers are continuing to make calls to owners soliciting a yes vote for the maintenance increase. A thanks goes out to all these volunteers. By-law revisions have been sent to the attorney. All necessary reports have been filed with the engineering firm concerning our roof repair. They now can start the process that needs to be done to move our claim along. Two suggestions were placed to the board members. 1) If motions could be written out in advance and given to the secretary this would eliminate confusion and errors in the written motion. 2) In the interest of time, board members were asked if we could dispense with the reading of the minutes, if they all received a hard copy in advance of the meeting. Suggestion was made that perhaps only the motions could be read. Further discussion is needed. Two items tabled from the agenda until a full board is present. Golf membership fees and D&O insurance.

Parkways Report: Richard Dureault

Parkways lend a helping hand to the golf course. An emergency situation with the golf courses irrigation system required the use of a backhoe and an operator. Lightning struck nine streetlights and a transformer on the bathhouse key card system. Lights had to be replaced and a new transformer installed. Forestry Service is cutting firebreaks in the commercial area out front. This is a free service and we do not get to choose the area to be cleared. Forestry will be doing some controlled burns in the future. Gate at the guardhouse was hit by a motor vehicle. Parkways was called to get it operational by getting the arms on the opening and closing mechanism to function properly. Section of road washed out during a storm and a culvert collapsed. Two new culverts and several loads of hardpan fill and shell rock were used to cover the culverts. Broken tile was used on the banks to help prevent further erosion. Fill has settled and asphalt has been laid.

Marina Report: Richard Dureault

Two section of guardrail on the fishing pier were destroyed, rails were repaired. Retaining wall at the Marina is being undermined with all the rain. Fill has been placed where needed.

Beach areas on both sides of the pier are in the process of eroding due to high water levels. Broken tile with dirt on top has been placed down at the boat ramp in all hopes that power loading will not reopen the hole.

Security Report: John Hudson

Four new cameras have arrived for the guardhouse. Two have been installed and there are two spares. Marina cameras are still in need of replacement or repair. Vehicle hit the gate damaging it. From the cameras they were able to identify it as a dark green Dodge pickup but no tag number was visible. Thursday, October 22, 2009 at 6:30 pm will be the next Neighborhood Watch meeting.

Golf Report: Anita Whitesell

At this point in time, golf is in the hole by \$15,254. When comparing revenues and expenses from other years we can see that we are improving. Elimination of two positions from the golf budget has saved us \$114,000. There still are three greens that need encouragement, and with all the rain we have a fungus on the back nine. Chemical have been ordered and problem is being addressed.

Covenants: Leo Lyttle

Procedure for handling applications for Construction/Renovations plans for residential or commercial properties were discussed at length. Guidelines have been put in place. Suggestion was made to have a check off sheet for covenant committee members and board of directors. Discussion ensued about the easement between property lines.

Social: Joanne O'Neil - Absent - No report.

Bingo: Shirley Dureault

Since Mr. Gilchrist was not present at meeting, it was requested by Mrs. Dureault to have the board take under advisement the following issues. Water cooler in the ballroom and the transfer of funds to cover the cost of painting in the restaurant. Discussion needs to take place about Bingo possibly paying for the replacement of carpet in the restaurant.

Motion By: Richard Dureault Second: Anita Whitesell

MOTION: *I move that the board accept the proposal from the Bingo committee for payment of the water cooler in the ballroom. The cost of which is approximately \$30 per month. Effective immediately through the year 2010.*

No discussion - Motion Carried 5 Ayes 2 Absent

Motion By: Richard Dureault Second: Jack Kelly

MOTION: *I move that we transfer \$274.95 from the bingo account into the clubhouse account to cover the cost of painting the interior walls of the restaurant.*

No discussion - Motion Carried 5 Ayes 2 Absent

Restaurant Report: Jack Kelly

Planning on re-opening the restaurant Monday, October 5, 2009. Will be getting carpeting estimates for the restaurant with the hope that bingo will provide the funds up too \$1,000 for replacement carpet. Installation would have to be done before the opening of the restaurant or put on hold.

Old Business:

- **Spaulding Property** - 314 Granada At a previous meeting we voted to acquire a lot in lieu of back maintenance. Back maintenance of \$537 is owed on the property but the property taxes are current. There has been an inquiry about buying the property for a minimal amount of money.

Motion By: Susan Sohni Second: Richard Dureault

MOTION: *I move that the corporation accept a deed in lieu of back maintenance for 314 Granada and to solicit sealed bids from members in good standing. With a minimum bid of \$600.*

What is it going to cost us if we own the property to have a title search done with title insurance? Are we going to realize enough of a profit to off set these expenses? After

much discussion if was felt that perhaps if there is an interested party they should directly contact the owners and work out these issues and leave ILE out of the process.

Motion By: Susan Sohni

MOTION: I move to withdraw the above motion pertaining to 314 Granada.

- **Gators and Carryalls** – Dowling stated that she had checked with our insurance carrier and liability is no greater than if it would be for an automobile.

Motion By: Richard Dureault Second: Jack Kelly

MOTION: I move that we allow gators or carryalls with governors that do not exceed 20 miles per hour for liability purposes.

Discussion ensued about making a motion we can't enforce. For the record, we do have employees that use carryalls/gators in their daily work routines.

Motion Carried - 5 Ayes 2 Absent

- **Heritage Propane** – Company that fills our propane tank will be initiating a \$6.00 per month equipment fee.

Motion By: Richard Dureault Second: Anita Whitesell

MOTION: I move that we pay the \$6.00 per month equipment fee proposed by Heritage Propane for the tank at the pavilion. Money for payment will come from the marina budget with a new line item in the 2010 budget for this item.

Discussion: Number of times the pavilion was rented? Is there going to be enough revenue to cover this additional fee? Consensus was this facility was used a lot by the homeowners.

Motion Carried - 5 Ayes 2 Absent

- **Volunteer Insurance** – At a prior meeting insurance on volunteers was cancelled.

Motion By: Anita Whitesell Second: Richard Dureault

MOTION: I move that we reinstate the insurance coverage on volunteers. This policy will cover all volunteers.

Discussion: Prior insurance policy read as though it only covered seven volunteers on the golf course. Issue was discussed with insurance carrier and in deed all volunteers are covered.

Motion Carried - 5 Ayes 2 Absent

New Business:

- **Dumpster** - Barbara Dowling reported that we are paying \$475 per month to have the one dumpster emptied. She met with a Florida Refuse representative and we could realize a significant savings if we went to an 8 yard dumpster emptied every other week and brought in two 95 gallon recycling totes which would be emptied weekly. Price would be \$177 per month, a savings of \$298 a month. If cooking oil is disposed of separately, it is resold and we would get a rebate.
- **Road Collapse** - There has been a claim filed with our insurance company.
- **On-line Backup** - No backup is kept off site at this time. Dowling checked various websites to get the most current information about off site storage on line. There are two companies that could be viable contenders. Fees are \$2.00 per gig or \$200 per year. Both companies provide the software packages needed to back up plus a free trial period. The Board endorsed this issue and told Dowling to proceed.
- **Tennis Court Nets** – A homeowner requested that we replace the nets on the tennis courts. Dowling checked out prices and she felt one net at approximately \$93 could be purchased this year and another from next years budget.

- **Budget Transfer for Parkways**

Motion By: Richard Dureault Second: Archie Meyers

MOTION: I move that we transfer \$2,500 from Roads & Grounds Salary & Wages account (60102) to Repair of Machinery & Equipment (74902).

Some parkway workers have volunteered to only work four-day weeks to help with the budget crunch.

Motion Carried - 5 Ayes 2 Absent

- **WGA Records** – Some old WGA records were found in our attic. WGA would like to o preserve these records and make them part of their historical display to celebrate their 50th anniversary. Do we want to preserve these records and keep them at ILE or give them to the WGA? We haven't done a good job of preserving and protecting these documents it was felt that they should be turned over to the WGA to preserve, use and store.
- **Wedding Request For Use of Golf Course** – Request received from wedding party to get married on 10/10/09 on the golf course. Request referred to Archie Meyers, Director of Golf Course.
- **Marina Refund** – Resident request a refund of \$100 because he used dock space for only four months. Refund was granted.

Motion By: Richard Dureault Second: Jack Kelly

MOTION: I move that we charge the following rental fees at the marina. If marina spots are available, fee will be \$125 plus tax for three months or an annual fee of \$200 plus tax. Fees are to be paid in one payment.

The office does keep a waiting list for open spots at the marina.

Motion Carried - 5 Ayes 2 Absent

Adjournment

Motion by: Richard Dureault Second: Jack Kelly

Meeting adjourned: 8:12 PM



Elaine Robinson
Recording Secretary