

Regular Board Meeting of Indian Lake Estates, Inc.

April 15, 2010 at 10:00a.m.

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GJD

Present are Susan Sohni, President, Richard Dureault, Vice Present, Archie Meyers, Treasurer, Joanne O'Neil, Secretary, Gary Levin, Barbara Kelleher, and Barbara Dowling, Business Manager, absent Jack Kelly

Meeting called to order

Reading of the Minutes.

Motion: I move to accept minutes as presented.

Motion By: Gary Levin **Seconded By:** Archie Meyers No. discussion. Vote taken and unanimous. **Motion carried.**

Report of the Treasurer. Archie Meyers, Special Assessment Account, \$35,211.78 as of end of March, General Cash Account, \$50,067.26, with CDs, MMs our total is \$467,132.68

Report of the President. Ballots are coming in two or 3 week. 1248 are still needed. Completely new list, the big problem is the phone numbers. Do another mailing with a strongly worded letter. Bottom line if we have to reorganize we will become a 720.

Report of Vice President. The significance to me is that the people on the board could spend whatever they want and you don't have any say.

Reports of the Committees. Barbara Kelleher, **Bingo.** The bottom line is we have \$9072.64 after expenses, but \$4,315.00 of that is carryover, leaving \$4757.00. Still have 3 months left in 2010 Oct, Nov, Dec, so we're doing fantastic. **Pro Shop.** Holding its own, income \$198,205.00, expenses pro shop \$35,200.00, golf course \$44,000.00 that's close to \$80K we're still above water. Expecting new carts on 26th of April.

Greens. Archie. We have no greens, we have browns. Starting to come back a little. Until we get fertilizer, and chemicals, not putting in much money, until we aerate. Lime should be here shortly, first thing to go down. Ordered 2 tons. Not proud of golf course at all.

Covenants, Gary Levin, no applications submitted for this month, **Security,** On Mar 21st a late blue ford truck entered the exit gate soon after a car exited and proceeded down Park to Avocado knocking out light. Then, Mar 30th a home was raided by PCSO, turned out to be a meth lab. Lastly, Apr 4th, 6 ATVs were seen riding tandem down Red Grange. Our gate was down for awhile. The arm and the shaft were broken, Parkways repaired shaft and fixed the gate. The arm was ordered.

Marina Cove Lake and Canals. Richard Dureault. Pictures of retaining wall repairs are now on website along with construction pictures. **Restaurant.** We are financially moving in the right direction, with the unselfish dedication of the girls that work as volunteers. Jan, Feb, and March have netted a profit. We served a corn beef dinner for St. Patty's for social event and a ham dinner for Easter. Pictures are on website.

Parkways. The old boat dock and launching ramp removal and replacement is complete at a cost of \$18,500. Contractor included a walkway with no extra costs, due to Parkways assistance in some prep work. This contract was issued prior to any Fire Marshal issues. Parkways have produced a bid that was approved for a \$10K grant available for 11 miles of fire breaks. The main gate required repairs that included a machine shop press along with parkways repairs. Fire ditches were mowed. Railings on pier were repaired. Several water main breaks and water meter pipes were repaired in the last 30 days. Potholes were filled with asphalt and will continue as long as we can get asphalt.

Social, Library, Joanne O'Neil. No reports. Garden Club. New 2010-2011 board elected.

Old Business. Covenants forms and issues. Gary Levin. The Covenants Review Board Committee recently took a good look at our documents and some duplication was removed and some streamlining of the forms was completed.

Motion: I move to accept revisions as presented.

Motion By: Gary Levin **Seconded By:** Barbara Kelleher. **Discussion.** Susan Sohni, relative to a situation that just arose recently, when Richard Dureault, and I first took control of the board and brought on a new corporate attorney, the first thing he said we had to do was to draw a line in the sand, follow the covenants and by laws, and make sure every single person is treated the same. The covenants rule. No variances allowed. Someplace in the package there has to be a letter notifying applicant's of their responsibility to review their applicable covenants. Original motion **amended** to include cover letter explaining applicant's responsibilities. Vote taken. Unanimous. **Motion carried.**

Security Gate. Gary Levin. The gate has been down again. It appears to have been just wear and tear. New arm ordered and the shaft was repaired by Parkways. Gate is now operating properly. Replacement arm is meant to break to alleviate big damage. Cameras at Lake Front are continuous loop whereas gate is not. Phil is getting quotes on replacement cameras. Will filter correct glare on license plate? Only when gate is working properly, if gate is open continuously, no clear image at night.

Boat Ramp Security

Boat Ramp Security/Sign Board. Richard Dureault. Old Bulletin board at Post Office, wants to change to bench and move to boat ramp, for just a place to sit. Need to check to see if we need permit. Business Manager checking.

By-Laws. Archie Meyers. Recommended by By-law Committee to change Article II Definitions, Section 10. Renter. Committee chairperson submitted new one. Changed to read, "**Renter**" shall be a person who legally rents a residence from a Member in good standing for no less than one (1) month. Usage of amenities requires the renter to register at the ILE office to obtain temporary identification. Tabling this issue until next meeting. Add to May agenda.

Fire Marshall Issues. Barbara Dowling, Business Manager called Hartline. Quote from Hartline is for the whole building. Not just ballroom. Once contract is let, there is 18 months from start of contract to finish. We still need other two estimates.

Ballots. Barbara Dowling. Gotten back quite a few ballots with no box marked or signature. Sent letters saying unclear what intent was. All came back marked no. Send out with new letter from next mailing.

New Business. Budget Adjustments. Barbara Dowling, Business Manager. Board members were given April 2010 budget adjustment request forms to move funds between accounts.

Motion: I move to approve budget adjustments as presented.

Motion By: Archie Meyers **Seconded By:** Richard Dureault. No discussion. Vote taken and unanimous. **Motion carried.**

Policies and Procedures for security. Gary Levin. Draft email of security policy presented to board.

Motion: I move to adopt policy as stated.

Motion By: Gary Levin **Seconded By:** Richard Dureault **Discussion.** New guest pass was discussed vs. guest pass currently in office. Incorporate into policy, add "by members in good standing" in Para 1. Last Para, Gate cards, incorporate policy that states limited refund Vote taken and unanimous. **Motion carried**

Bingo Share of Volunteer Insurance. Barbara Dowling. Bingo has largest share of volunteers.

Motion: I move that Bingo donate funds in the amount of \$424.29 to the GA account for volunteer insurance.

Motion By: Barbara Kelleher **Seconded By:** Richard Dureault. No discussion. Vote taken, and unanimous. **Motion Carried.**

Recreation use of retention ponds on Deland. Resident has request to use retention pond for his jet ski.

Motion: I move to restrict use of retention ponds.

Motion by: Richard Dureault. Get legal opinion on recreational use of retention ponds. **Motion was withdrawn**

Beeby Property 802 Gaillardia. Title search done and no liens.

Motion: I move to accept offered property.

Motion By: Archie Meyers **Seconded By:** Richard Dureault **Discussion.** Barbara Dowling. Owner intends to relinquish all ownership interest and control to property. Vote taken and unanimous. **Motion carried.**

Insurance issues. **Motion: I move to increase employer liability and workmen's comp insurance from \$500K to \$1M.**

Motion By: Gary Levin **Seconded By:** Barbara Kelleher **Discussion.** Recommending employer liability and workmen's comp increase from 500K to 1M. At a cost of 109.00. Wow that's cheap. Vote taken and unanimous **Motion carried.**

Umbrella liability coverage is low at \$2M /\$2403 annually. Each addition is \$450. He recommends 5M at a cost of \$1,350/yearly. We did not have the cost of insurance this year when we prepared the budget last year, so there is a little bit more in each department. Barbara Dowling, Business Manager will go over figures and we will table until next month.

Handicap rail in ladies lounge. Archie Meyers received request to install handicap grab rail. Vote not needed. Tony can install rail. We are already ADA compliant in one bathroom. Recommend we install just grab rail in Ladies Lounge.

Hazardous Waste. Richard Dureault. Restaurant. We currently have approx 120 gallons hazardous waste. All drums are rusted. Asked Barbara Dowling, Business Manager to call someone in the county to see what we have to do. Her response, "The County won't have anything to do with it because it's commercial." We need to obtain more information before we can vote on anything. Barbara Dowling, Business Manager was asked to get more information. Check with SWS.

Resolution on Restaurant Break-in. Adjudication was withheld and the defendant was sentenced to 18 months probation with a 30 weekend work release. No contact with

Indian Lake Estates clubhouse without permission, curfew of 10:00 p.m. to 6:00 a.m., warrantless search and seizures and restitution to Indian Lake Estates in the amount of \$233.58 joint and several with co-defendant. The defendant was ordered to pay fine and court costs.

20-week club. According to our corporation attorney, this fund raising method is legal. Richard Dureault went over the particulars of this 20-week club. Proposing other events to raise additional monies to place in the "We Care" fund account. Create a priority list. Refining procedures.

Received a letter from St. Joseph Hospital Foundation. Susan Sohni, asked Barbara Kelleher, Pro shop to offer a free couple of rounds of golf or rounds for a foursome as a raffle prize.

Susan Sohni, also made contact with Pat Landy regarding the website. He did promise to clean up website.

Motion: I move to adjourn meeting. Motion By: Archie Meyers **Seconded By:** Joanne O'Neil **Vote take and unanimous. Motion carried.**

Meeting adjourned at 11:30a.m.

Respectfully Submitted

Joanne O'Neil, Secretary