

Regular Board Meeting of
Indian Lakes Estates, Inc.
Jan 21, 2010 at 7:30p.m

2 corrections
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Meeting called to order at 7:30 p.m. Members present, Susan Sohni, Richard Dureault, Archie Meyers, Joanne O'Neil, Jack Kelly, Gary Levin, Barbara Kelleher and Barbara Dowling, Business Manager

Minutes. Motion by Joanne O'Neil. Seconded by Archie Meyers.

Motion: To accept the 12/10/2009 minutes as written. 7 yes, no nays, motion carried.

Treasurer's Report. Barbara Dowling, Business Manager. As of Dec 31st, Special Assessment monies are at \$39,116.58, Bingo is \$4,315.53, and General Operating Cash is at \$54,803.99

President's Report. Susan Sohni. We now needing just over 1400 votes for the maintenance increase, currently at 65%. Outside the gate, same ratio 214 now, we need 333. We have people making calls, starting to look like we may have a go at getting this passed. A calendar date of Feb 26, at 1:00 to petition the court for residual Special Assessment money. Our attorney is sending letter out to Motel Owner about patrons using boat ramp. Roof, All I can say at this point is, it's ongoing. Not at liberty to expand on that. Besieged with letters from residents about the increase of maintenance fees. We represent everybody in the community not just one individual. Thank you to Gary Levin and Barbara Kelleher for their commitment to this Board.

Report of Committees. Garden Club. Joanne O'Neil. Community Pot Luck Supper will be held Jan 25th. No Library report. Social. St Patty's Dinner Dance. Our restaurant is catering this event for us. The 17th of March which is a Wednesday? Second Time Around is the band. Dinner will be served at the 19th Hole from 6 to 8 p.m. and the dance will be held in the ballroom from 8-11 p.m.

House committee report. Jack Kelly. Thanks to John Robinson for the job of replacing the broken window as a result of the break in at the Restaurant.

Security. Gary Levin. Two dump sites found. One came from a foreclosed house. Person was located and cited. Restaurant broken into over Christmas holiday. PCSO followed up on several leads and an arrest was made. Anyone seeing a crime, please call the PCSO first, not security.

Covenants report. Gary Levin. Reviewed 3 applications, approved by committee. Covenant committee has reworked their policies, and forms and will present it to the Board shortly.

Parkways. Richard Dureault. The last pot holes were filled the first week of Jan. Fire breaks have been mowed. Culverts and retaining walls are being cleared. Cleaning of ditches will continue on. Brush is being cut back. There were water lines that needed our attention. Street lights repaired. Several dump sites cleaned up and they had a load of firewood. Campfires on roads in the woodlands have burnt a hole through the asphalt. An agricultural style gate is in place at the N end of Orange Ave because cars were going out hunting and also triggering the pig trap doors leaving the pigs free to run wild in ILE.. Crews have been cleaning up the old profit tree farm. Next week Lakeview will be closed at Orchid and Plumosa for culvert replacements.

Lakefront. Richard Dureault. We have received two bids for repair on the boat ramp. KMR for \$18K, Albritton \$20.4K. The 2009 Board voted to go forward with this project if there is money left over.

Marina. Richard Dureault. The locks to marina gate are finally at locksmith. All slip members will be notified when the combination lock will be removed. This is pertaining to the metal floating platforms. Slips are \$200 a year, still available.

Restaurant. Richard Dureault. To cut expenses, the cook is now a salaried employee. There is a \$2.00 lunch special with daily green fees in the Polk and Highland counties coupon books to bring in more play. Our goal is to serve the needs of our golf course patrons and our ILE residents. To do this the only paid employee is the cook. The wait staff is all volunteers. A new person was trained last week. Another new person will be trained the following week. Please notify Richard Dureault if interested in volunteering at the 19th Hole Restaurant. We all take part in accomplishing our goal when you frequent the restaurant. The restaurant is open on a trial basis on Monday until 7 p.m. for our residents. If support is there we will stay open on Monday. The restaurant is booked for the St. Patty's' Day Dinner Dance, and a fund raising golfing event for the Cancer society with a lunch is in the works.

Golf Pro Shop. Barbara Kelleher. We have been getting a lot of outside play. We are offering a 10 play card for \$185.00 which is \$18.00 a play. We will be getting new stuff in Pro Shop shortly. Also, Bingo is going great, we've had over 70 people the last couple of weeks. The Yacht Club is having their Valentine Dinner Feb 6th from 6-8 p.m. for \$9.00, homemade meatballs with spaghetti, BYOB.

Old Business. Boat Ramp Repair. Richard Dureault. Bids are in, board members were given copies of bids. Discussion over the thickness of concrete ensued. Timeframe on this? Any permits needed? Richard Dureault is pursuing, and will start when we find out if we need permits and if we have enough carryover money. Permits not included in price on all bids.

December Gate Incident. Gary Levin. Sometime during the Christmas season, part time employees selling trees for a resident of ILE, couldn't find card key, they rammed the gate, costing the Corporation \$1,670. Mr. Folger, resident, is trying to pass this cost on to his employee. He is not turning it in to his insurance. He stated he's calling his attorney. Recommendation is to turn this over to our attorney for restitution. Accident report was not completed accurately. We have a recording of the entire event with tag number of vehicle.

Maps. Barbara Dowling. Requests are coming in constantly for ILE maps. We have priced out 2500 maps for \$2,205. We have previously sold them for \$2.00 a piece. Recommend we sell them for \$2.50. It is a service to the property owners here. Would like to have maps printed. Discussion followed. We have given out several maps over the years. If we sell for \$2.50 a piece it's a 100% mark up. It's a source of income for us. We have updated the map, as soon as they get the down payment they will print the maps. Motion made by Archie Meyers, seconded by Gary Levin that we proceed with the purchasing 2500 maps at a cost \$2,225.00. Discussion. Money will come from carryover. How much carryover to do we have. We are going to have some carryover, most of it already has a home, i.e., boat ramp repair. State of Florida needs unemployment money per employee plus the amount of layoffs we have had, we have been raised to the maximum rate with 5.4% of the first \$8,500.00. That is \$527.00 per employee this year as opposed to \$14.00 per employee last year. We had not previously voted on this. \$8K of this money needs to be spread out. Of the \$54,800 on 31 Dec., about \$14K was carryover for golf. \$2,500 in prepaid maintenance to be carried over. Liabilities for payroll tax carried over until 2010. All of the unemployment tax also carried over. Some monies already owed. Until we can determine what are carryover is, let's table it. Motion tabled.

New Business. Hartline security proposal for restaurant. Bid in, master control panel in. One in there now is obsolete. They will be tying into wiring so that restaurant, pro shop and office can be separate. Bid is for \$1,495. Something for the wish list.

Request from property owner to update website to allow for maintenance payment online. Request from Barbara Dowling for resident. President Sohni asked Pat Landy to look into it awhile back. It

would be based on a monthly fee and usage rate. We would need an additional credit card machine, plus additional fees. Not a good cost avoidance effort. Do not pursue at this time.

Bingo. Richard Dureault. Request that bingo provide a portable heater for various unheated areas. Pursue this again after carryover money is available.

Collection for delinquent. President Sohni, would like to see past due residents account go to collections agency. Barbara Dowling is pursuing in the beginning of March against the residents that's likely to get some funds back. Once judgment is obtained, judge would issue writ of execution, sheriff will serve the owner and get whatever is necessary to get restitution. Motion made by Gary Levin, seconded by Joanne O'Neil to move forward with this as soon as possible. 7 yes, no nays. Motion carried. Pick the ones we have a chance to collect. Small claims court.

Library. Have insulation be installed in Library, part of it this year, part next year. Karen Wolzanski will get bids together. Library will pay for the insulation and contractor to install.

Unused Restaurant equipment. Richard Dureault stated that Chaney Brothers out of Ocala, similar to Sysco, is interested in excess restaurant equipment. Inventory was previously taken by the Robinsons. Pursue this effort. Income producing event.

Prioritize utilization of carryover monies. Archie Meyers. priorities for utilization of carryover should be repay Darrell Dent, boat ramp repair, air conditioning for restaurant, unemployment insurance increase and lastly, maps. We have received approximately \$17K in donated monies, not earmarked as of yet. That along with carryover money should allow us to fund the first 3 then proceed with 4 and 5. We won't have a real accurate carryover amount until next Board meeting. The Board has already voted on Darrell Den and boat ramp repair, unemployment insurance, we have to pay that, there is a mandate with that. Use donated money for air conditioner for restaurant. That was \$7900 for 7 ½ ton unit. Relook at this in Feb meeting. President Sohni requested Barbara Dowling, Business Manager to cut check to Darrell Dent for repayment of culverts.

Motion made by Archie Meyers, seconded by Jack Kelly.

Motion. I make a motion to adjourn meeting. Motion carried. Meeting adjourned at 9:00 p.m.

Respectfully submitted


Joanne O'Neil, Secretary