

Regular Board Meeting of ILE, Inc.

17 June 2010, 7:30p.m.

All board members are present, Susan Sohni, President, Richard Dureault, Vice President, Archie Meyers, Treasurer, Joanne O'Neil, Secretary, Gary Levin, Barbara Kelleher, and Jack Kelly which constitutes a quorum. Also present, Jennifer McDowell our new Business Manager

MOTION. I move to approve minutes as presented. **Motion By:** Archie Meyers, **Seconded By:** Richard Dureault Vote taken, unanimous. **Motion carried.** Minutes approved as presented.

Treasurer report. Balance in our operating account as of June 17, 2010 is \$36,730.25, our total ending balance, which includes our MMs and CDs, is \$403,719.27, and Bingo has a balance of \$9264.80.

President's Report. Regarding our roof at the clubhouse, our attorney, John DuBose has Insurance received the amended affirmative offenses response to complaints we submitted. We are currently awaiting a date for mediation. The insurance company lawyer is on vacation at this time. No date set. Special Assessments. The paperwork went in sometime ago for approval to move monies to the court. Our attorney will contact Judge Wright after she returns from vacation to check the status. As of today we need 1224 votes for approval of our maintenance increase. Probably within the next two weeks the next and last mailing will go out. Our lawyer will be reviewing the final letter that goes out to our residents.

Committees. **Greens. Archie Meyers.** Pump out on #18, will cost anywhere from \$3K to 5K. Course itself is improving. Fairways are in great shape, greens are starting to take hold. Groundskeeper has a program in place to increase improving the course. He expects to see a significant increase in November. Last year at this time, we had \$45,565.00 in golf, have \$92,612.00 this year. **Pro Shop. Barbara Kelleher.** In the process of hiring a new Pro Shop manager at this time. **Parkways. Richard Dureault.** Parkways have received firebreak grants that were part of the Federal Stimulus Package that has resulted in 26 miles of firebreaks mulched by outside contractors. One bid for 11 miles, the other for 15 miles. **Restaurant.** The 19th Hole Restaurant is closed for the summer months. It will reopen in October. As of June, the restaurant is in the black and we have reached the first half of our goal for staying open 35 weeks a year. **Marina.** There are slips available for the modest price of \$200.00 a year plus tax. You do not have to live here to rent a slip. Any property owner of any lot with or without a structure is entitled to rent a marina slip. **Security. Gary Levin.** Thanks to CAP for all they do for this community. No incidents occurred this month. Covenants. Two applications were reviewed and approved, one for re-roof and one for a shed. **Clubhouse. Jack Kelly.** The ballroom is being rented quite frequently this season, bringing much needed revenue into the community. Thanks to Dick Zellar for becoming the chairperson for the clubhouse. **Social. Joanne O'Neil.** We're having our 1st summer picnic, 24 July in the clubhouse; tickets are \$12.00 per person. This will be a dinner/dance, with music provided by a DJ. We are also planning a Labor Day breakfast, again, in the ballroom from 8:00-11:00a.m. All you can eat pancakes, watch for flyers or checkout the newsletter. **Library.** Hours are MWF from 10a.m. until Noon; contact Gary Levin if you wish to help.

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Old Business. Oil Drop-off Station. Tabled until further notice. **Handicap-Accessible Ladies Restroom.** Tabled until further notice. Security cameras, Gary Levin. Currently we have 3 cameras not working 1 camera not working at night, 2 cameras out of adjustment, and 1 camera sent out last year for repair. Do not have an answer on the status of the 1 camera sent out. John Hudson and I have tried numerous times to get information on the missing camera and get it back online. Security has set up a timeframe to check out the non working cameras and report back to the board within 2 weeks. What cameras were restored and any dollar amount needed for additional repairs, we have used our last spare.

New Business. Gary Levin. Security cameras. **MOTION:** To create a new line item in security for cameras and move \$500 from G&A miscellaneous, which will leave a balance of \$4,767.18 in miscellaneous, and place in new line item. **Motion By:** Gary Levin, **Seconded By:** Archie Meyers Vote taken, unanimous. **Motion carried.**

Peace River Electric Energy Survey. Jack Kelly will ask Tony to check weather-stripping on all doors.

Electrical issues. The 70 AMP breaker in the closet keeps tripping. Have Tony call Fletcher's about locating a new breaker.

Keys. We need to establish policy to sign for keys. Everybody who obtains a key to keep for them, must sign a property receipt form and at the end of their tenure keys will be returned. Business Manager, Jennifer McDowell was tasked to create a form and policy. Business Manager will be the only one with authority to issue keys.

Facility Use Policy (deposit returns). Board members were tasked to mock up their copy of the facility use form and be prepared for discussion at next ILE, Inc work session. Have Dawn make copies and put in Board member folders to review.

Increase Umbrella Insurance. **MOTION:** I move to increase umbrella insurance from \$2M to \$4M. **Motion By:** Richard Dureault, **Seconded By:** Gary Levin **Discussion:** This will cost \$900.00 annually, and it has been at \$2M for many years. Vote taken, unanimous, Motion carried.

Kitchen Equipment. **MOTION:** I move to sell the Hobart mixer in the restaurant on Craigslist. **Motion By:** Richard Dureault **Seconded By:** Barbara Kelleher **Amended Motion:** I move to sell the Hobart mixer for a fair price. **Seconded By:** Barbara Kelleher **Discussion:** Make inquiries about the fair market value of this equipment. The restaurant is not using it, never has, it needs to be sold . Vote taken, unanimous, **Motion carried.**

Clean up in attic. We need to eliminate some stuff in the attic. Some of our history and old records are up there in boxes and falling apart. Think about it for another time. Tony can start eliminating.

Budget adjustments. **MOTION:** I move to approve the budget adjustments as presented. **Motion By:** Archie Meyers, **Seconded By:** Joanne O'Neil **Discussion:** Bingo surplus carryover \$4315.53 placed in correct line item, 74209, and Civic, put \$2000, into 74204, Miscellaneous **Amended Motion:** In addition to budget adjustments, I move that this Board repay Archie Meyers for the cost of replacing a tire that blew while transporting recyclable newspapers. The funds will come from the We Care Fund

line item. **Amended Motion By:** Richard Dureault, **Seconded By:** Gary Levin Vote taken, unanimous.
Motion carried.

Business Manager, Jennifer McDowell. Status of collections. 30 day notices did go out at \$162.36 in costs. \$50,154.58 in collections was billed out. Currently, \$4,655.85 has been collected so far. The money is coming in slowly. Follow-up work is continuing.

MOTION. I move to adjourn the meeting. **Motion By:** Archie Meyers, **Seconded By:** Joanne O'Neil, Vote taken, and unanimous. Meeting adjourned at 8:30p.m.

Respectfully Submitted,

Joanne O'Neil, Secretary