

Regular Board Meeting of ILE, Inc.

May 20, 2010 7:26p.m

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

MOTION: I move to accept minutes as presented.

Motion By: Joanne O'Neil, **Seconded By:** Barbara Kelleher All in favor. Unanimous. **Motion carried.**

Treasurer's Report, Archie Meyers. Special Assessment account, \$34,828.98, General Account, \$52,136.36, with our CDs and MMs our ending balance for April 30th, 2010 is \$469,250.48 Bingo has \$9,310.44 **MOTION:** I move to accept Treasurer's report as presented. **Motion By** Gary Levin, **Seconded By** Joanne O'Neil All in favor **Motion carried.**

President's Report, Susan Sohni. All paperwork for referral of Special Assessment monies has been turned over to Judge Wright. We are waiting further word from our corporate attorney, John DuBose. We have begun the next step of the collection process. Very recently, we were advised of an increase in one of our insurance policies, from \$6,000.00 to \$31,000.00. This is in addition to other requirements, fire alarm system, etc. In the past, we have paid the insurance annually, we have arranged to pay monthly as of July. This will be a huge burden on our budget next year. The lawsuits we've encountered have caused this increase. Our deductible on our D&O policy has also increased. \$2,500 to \$5,000. Despite that and major financial issues, we are keeping our heads above water. We are all very committed to stretching our dollars. I would like to commend our board members for their penny pinching. We've been approached about the possibility of leasing the corner of 630 and 60. Everyone will be informed as it progresses. I spoke with Mr. Way about meeting with some attorney that feels we can change our covenants. Mr. Way would like the attorney to meet with us. Mr. Way's attorney can forward that information to our corporate attorney. In the meantime he would like certain documents, any resident who resides in this community that would like copies of our documents and is willing to pay copying fee is entitled to them under certain conditions.

Vice President's Report, Richard Dureault. Make sure you know who you're voting for in December. This D&O increase on our policy is a direct result of an action by a board member. We don't need a 2% increase here or 10% there, we need to get this \$50.00 maintenance increase passed.

Committee Reports. Restaurant. Richard Dureault. Running out the stock on hand and then we will be closing for the summer months. The restaurant staff, along with the Board thanks everyone for their support and help during our 2010 season. Used oil was collected, stored and carted away at a small profit for ILE. The grease from the grill has a fee for removal. When an arrangement in our removal of oil and grease was put into place, no removal policy was addressed. A new vendor will address that issue at a later date. Small and large beer pitchers and mugs have been purchased and are on hand for reopening in the fall. They will be needed for our large party sittings. Before reopening, the walk in cooler needs a new door seal on freezer door. Casserole bake ware was purchased earlier this year at the dollar store for dinners. We had a prime rib night that was a success, but discovered that the heat lamp needs repairs, and also convection oven temp control is not working. We will work on these items this summer. The restaurant is in need of a new credit card reader and new or slightly used cash register that functions properly. We have a pastry bread/dough mixer which we have never used. We will be marketing this on the internet to cover costs of above items. Nalcrest is given up its lease, which should generate more traffic to our restaurant. River ranch is also coming over more frequently. Rip in carpet seam, Rags and Riches will be coming in to repair. A resident, Dale has volunteered his time and paint to paint the step baseboard on the bar to darker color green.

Parkways. Richard Dureault. We're still mowing the fire breaks. There are 11 miles of fire breaks still being cleared using the \$10,000 grant money. The Fire Dept has since got another 16 miles of fire break. Also forestry will be doing work in River Ranch and has requested a site that is not covered in the 26 miles of fire breaks currently being done to have a staging area for their equipment to be close to the upcoming River Ranch project. Our crews are clearing along drainage ditches, cutting trees along banks to get into ditches to ensure integrity of fire breaks. Loggers were here for that purpose of clearing trees from banks, but did not do it. Pine trees are on many of the banks along cleared fire breaks, grant was for mulching the banks not removal of large trees. Now that will be a huge undertaking for parkways. Growing season is here and it is mow, mow and mow some more.

Covenants – Gary Levin. The CRB reviewed and approved 2 applications, both reroofs. **Security** – On May 4th a resident reported his battery was taken from his boat. Around the same time, the lock for gate to the boat slips was broken off. We noticed some of the cameras need to be adjusted and needed repair. Full report by Monday afternoon, May 24, 2010. Friday May 7th and Monday the 10th, 3 storage sheds for parkways was broken into. A large pair of pliers was the only thing missing. May 6 and 7, John Hudson received calls about 2 men going door to door selling carpet cleaning services. They were escorted off the property and reported to the PCSO. May 12, ac unit reported stolen from home on Park Avenue. Deputy responded.

Library - Joanne O'Neil. Library is open on Monday, Wed, and Fri. They will be closed on Sat until Oct. Garden Club elected new officers, working on schedule for next year. Social Committee, nothing schedule until October, we may start up the summer picnics again.

Greens – Archie Meyers. The course has a ways to go yet. It is starting to look better. The greens have been aerated and limed, top dressed and fertilized. They have been sprayed twice for weeds. Water, water, and more water. Our golf superintendent wants to wait to sprig the four bad greens until Sept or Oct, their starting to slowly come back. Our membership is down, but our cash on hand for golf is \$110,902.00. This time last year it was \$68,537.00. That's \$42,000.00 more cash on hand during same period of time. Yamaha was out this a.m. (May 20) putting clear plastic like holder on carts for advertisements.

Pro shop - Barbara Kelleher –Pro Shop slowed down quite a bit. We have a summer special of unlimited golf from May 1st until September 30th for \$150.00 per person, with \$100.00 trail fee if you have your own cart. **Bingo** has over \$9,000.00 in account, \$6,000.00 is being set aside for the fire system. Also, a microwave and vent combination for the ballroom kitchen will be purchased with those funds.

Barbara Dowling, Business Manager gave a report on collections – We've mailed out 77 letters, most regular mail, some certified mail for a total of \$133.78 trying to collect a total \$45,584.00. We have collected \$2,064.00. Some owners have signed promissory notes for \$50.00 a month until debt is cleared. The letters went out on April 29th, and if no response is received within the 30 days, the first week of June we will start filing small claims actions. If certified letters are not excepted, regular mail must be sent and at that point it is deemed to be delivered. The 30 days will start all over again in some cases. We're collecting a lot more in prior maintenance, due to accepting credit card payments.

OLD BUSINESS. By-Laws - Definition of renter, needs to be changed to “not less than 30 continuous days”.

MOTION. I move to change the definition of renter to read as follows: “Renter” shall be a person who legally rents a residence from a member in good standing for no less than 30 continuous days. Usage of amenities requires renter to register at the ILE office to obtain temporary identification. **Motion By:** Archie Meyers **Seconded By:** Gary Levin All in favor. Unanimous. **Motion carried**

MOTION: I move that we immediately post change of By-laws definition of renter. **Motion By:** Richard Dureault. **Seconded By:** Barbara Kelleher All in favor. Unanimous **Motion carried.**

Increase in umbrella liability. Barbara Dowling, Business Manager, would like this item tabled until issue with D&O resolved. **MOTION:** I move to table the increase in our umbrella liability

until issue with D&O is resolved. **Motion By:** Richard Dureault. **Seconded By:** Gary Levin All in favor. Unanimous **Motion carried.**

Oil drop off station. Archie Meyers- We are waiting for a call back from Tallahassee . Tabled until next meeting.

Handicap accessible to ladies locker room lounge. Business Manager, Barbara Dowling. Grab rails have been installed in locker room lounge. Preliminary measurements are done with plans to cap off the existing toilet that consistently overflows and removing a wall in between then turning toilet so it is true handicap accessible. We do not a total cost yet. We will then have two restrooms that are wheel chair accessible. Not ADA complaint, but accessible. Permit is needed.

802 Gaillardia. Barbara Dowling, Business Manager. Moot issue at this point. Contacted attorney's office. They were preparing deed, in the mean time they received a call from Olympia, WA offering \$797.00 for the lot and offer was accepted.

Hazardous waste. Business Manager, Barbara Dowling. The two empty 55 gal drums by dumpster will cost \$595.00 to get rid of. It will cost \$150.00 just to come out here. They will be removing the empty drums, bringing one 55 gal drum to be used for collecting cooking oil from kitchen that cannot be put in container that we sell. Oil will be placed in drum, sealed and removed because it's contaminated. The \$595.00 includes the 55 gal drum to be left at the dumpster where oil from kitchen will get dumped. We will have to get rid of that 55 gal drum once a year at a cost of \$335.00. This costs includes drum to be taken for incineration. Another \$150.00 to come out and get it. This will be a recurring new and unusual cost that must be budgeted next year and all out years.

20 week club. This is no longer a go. Our attorney found another statute that contradicted the first statute. Not good to pursue right now.

NEW BUSINESS. Incident at marina. Security cameras. These items were already covered previously by committee report for security.

Health Insurance – If we offer health insurance to our employees, we will be required to pay ½ for each employee and the employee will be required to buy it. The government may be offering a small business credit which would give 25% back of what we pay. Have not decided what to do for non profits. Employers of less than 50 people do not require health insurance. It is becoming cheaper to pay fine than to offer the health insurance.

MOTION: I move to adjourn the meeting. **Motion By:** Joanne O'Neil **Seconded By:** Archie Meyers All in favor. **Motion carried.** Meeting adjourned at 8:30p.m.

Respectfully submitted,

Joanne O'Neil