

Indian Lake Estates, Inc. Regular Board Meeting February 17<sup>th</sup>, 2011

A regular board meeting of the Indian Lake Estates, Inc. was held on Feb 17<sup>th</sup>, 2011 at 10:00a.m in the clubhouse conference room. Roll call was taken and quorum established. The meeting was called to order.

**MOTION.** I move to accept minutes of Jan 20<sup>th</sup>, 2011 as presented. Motion by: Joanne O'Neil seconded by: Gary Levin. No discussion. Roll call was taken, 5 for yes and Richard Dureault abstained from voting. Minutes were accepted as presented. Motion carried

Treasurer's Report. Citizens Bank, \$128,243.95, SunTrust \$13,532.07, TD Bank \$102,971.22, Wachovia \$115,454.59, and Wachovia general account \$822.92 Total assets are \$864,388.65. We still need \$100,000 to get our projected income. **MOTION.** I move to accept treasurer's report as read. Motion by Richard Dureault, seconded by Gary Levin. No discussion. Roll call taken and unanimous. Motion carried.

President's Report. Report was given and included as attachment and is also included in newsletter. Resolution for covenant change was drafted and given to our attorney and should be filed by end of the week.

Committee Reports. Reports were given and written copies are included in these minutes.

**MOTION.** I move that we appoint an ad hoc committee to research and develop a short and long term plan to address the issues related to our fire alarm system. Leo Lyttle will chair this committee. Motion by Elaine Robinson, seconded by Richard Dureault. Roll call on motion was taken, unanimous. Motion carried.

**MOTION.** I move to deactivate gate cards NLT 6 months after owner sells. Motion by Gary Levin, seconded by Joanne O'Neil. Discussion. This is a security issue. Motion is amended to read "I move to deactivate gate cards NLT 30 days after owner sells or no longer renting". Amended Motion by Richard Dureault, seconded by Leo Lyttle. Roll call taken on amended motion and unanimous. Motion carried.

**MOTION.** I move to accept request from the ILE Women's Golf Association (WGA) for space allocation in breezeway area between locker room and Pro Shop for the use of a commemorative "Memorial Bench" and "Plaques" for former WGA members. Motion by Barbara Kelleher, seconded by Gary Levin. Discussion: The wall is currently blank now. The WGA will pick up any costs. With no further discussion, roll call taken on motion and unanimous. Motion carried.

**MOTION.** I move to table the request for replacement of carpet of ladies lounge pending roof mediation. Motion by Richard Dureault, seconded by Gary Levin. No discussion. Roll call on motion taken and unanimous. Motion carried.

**MOTION.** I move to accept Boat Ramp Policy and Procedures as presented. Motion by Joanne O'Neil, seconded by Gary Levin. Discussion: The Yacht Club is donating the gate, lock and keys. ILE, Inc. will maintain the keys and provide security. Roll call on motion was taken and unanimous. Motion carried.

**MOTION.** I move to have a security gate installed at the boat ramp. Motion by, Gary Levin, seconded by Joanne O'Neil. Discussion. Materials will be provided by Yacht Club, labor by Parkways. Roll call taken on motion and unanimous. Motion carried.

**MOTION.** I move to renew SOS Online Backup Service for a 2 year period. Motion by Barbara Kelleher, seconded by Elaine Robinson. Discussion. This is a costs savings to ILE vs. a one year renewal, \$750.00 vs. \$810.00. Roll call taken on motion and unanimous. Motion carried.

**MOTION.** I move to table clubhouse lighting until the next meeting. Motion by Gary Levin, seconded by Barbara Kelleher. Discussion. We need more facts and figures on this issue. Memo attached showing some costs from PRECO. This would come out of general maintenance. Roll call taken on motion and unanimous. Motion carried.

**MOTION.** I move to not rent out the ballroom to non-residents, nor let any more contracts. Motion by Richard Dureault, seconded by Gary Levin. Discussion: We have to honor the 4 remaining contracts and then decide whether to continue renting to non residents. Receiving complaints from neighbors regarding noise. We will be monitoring the last four events. Roll call taken on motion, unanimous. Motion carried

**MOTION.** I move to table the key checkout list until next board meeting. Motion by Gary Levin, seconded by Joanne O'Neil. Discussion: Some many keys out for the main office. Rekeying four main office locks. Still have outstanding keys. Roll call taken on motion and unanimous. Motion carried.

**MOTION.** I move to accept budget adjustments as presented. Motion by Barbara Kelleher, seconded by Elaine Robinson. Discussion. This is redistribution of 2010 carryover to line items. Roll call taken on motion and unanimous. Motion carried.

**MOTION.** I move to adjourn meeting. Motion by Gary Levin, seconded by Barbara Kelleher. Roll call on motion and unanimous. Motion carried. Meeting adjourned at 11:15a.m.

Joanne O'Neil, Secretary

## SECURITY

Thursday afternoon, Jan 20<sup>th</sup> I received a call from a homeowner in the 2000 block of Tropicana. He had noticed a sliding glass door had been tampered with. A Deputy was dispatched and it was reported as an attempted home break-in.

Wednesday, Feb 2<sup>nd</sup> CAP'S reported the front door on a home at the corner of Alba and Orange was wide open. Again PCSO was called. This home has been in foreclosure for some time, and had the same problem a little over a year ago.

There have been several complaints of unleashed dogs charging bike riders and walkers. Polk County Animal Control was out twice and issued warnings to the owners.

We will soon need to replace one of the monitors for the cameras at the guard house.

Gary Levin, Director

## PARKWAYS

Parkways' has had a busy month. They are finishing chipping and cleaning of the Palm trees, also finishing cutting back the tree canopy for mowing purposes.

The missing street and stop signs in the commercial/duplex area have been replaced.

At the entrance of Indian Lakes, the 2 front water fountains pumps had to be replaced. One was not working at all and the other was very weak. They were replaced at the cost of \$243.00 each.

The cylinder and piston assembly on the boom truck failed last week. The cost of the part was \$155.97 and parkways did the labor.

Gary Levin, Director

2-17-11 Restaurant Report ✓

Date: Thursday, February 17, 2011

Committee Report: Restaurant

Director: Elaine Robinson

Thank you for your support of the restaurant. With the increased play on the golf course we have seen that spill over into the 19<sup>th</sup> Hole Bar & Grill. We had a very successful January and therefore we have now extended our hours.

Monday 11:00 AM – 8:00 PM  
Adding a Monday Night Buffet  
(Buffet Hours 4:30 – 7:30 PM)

Tuesday – Saturday 11:00 AM – 6:00 PM

Thanks to our volunteers: Vince Mee, Wink Kristeller, Helen Hill, and Jack Robinson. I would like to thank Bob Miller for a donation of a carpet scrubber and the Yacht Club for a vacuum cleaner.

We have added two part-time waitresses. Please welcome Lisa and Tasha the next time you stop in. Both ladies will be working the Monday night buffet plus various hours through out the week. If you're a golfer you will see the beverage cart out selling drinks and other goodies. I want to thank Diana for all her help in acclimating me to the in's and out's of the restaurant. Since she has had three different directors over the restaurant in the last three years I'm sure she has this process down pat.

The 19<sup>th</sup> Hole is the place to come and enjoy a drink, have a sandwich and a cup of soup. We are here to support our community and we wish for all of you to support the bar and grill.

Date: Thursday, February 17, 2011  
Committee Report: Clubhouse  
Director: Elaine Robinson

We still have the issue with our roof. We are at the mediation stage of the game. There seemed to be a scheduling issue between the four attorneys that are involved in this litigation. We have asked our attorney to stress the importance of moving forward on this claim. We are seeing more and more damage to our facilities because we have not been able to do preventive maintenance on the roof because it could impact our final settlement. Hopefully we will have some good news on this issue before the rainy season.

We had some very serious issues develop with the rental of our ballroom on Saturday February 5, 2011. The music was very loud and was disruptive to our residents. Many guests from the party left the ballroom and took the partying out to the parking lot. The paramedics had to be called due to an injury to one of the guest at the party. Along with the paramedics came the fire department that issued us a warning that the party was over the occupancy limit for our ballroom and reintegrated the fact that we do not meet the fire code in our ballroom.

The above stated problems have had this board revisit the policy and procedures of rentals and this will be addressed during the new business section of our meeting.