

Indian Lakes Estates, Inc.
Board of Directors Meeting
September 20, 2007

*Posted
10-12-07*

Present: Jim Way, Curt Guild, Buddy Mongiovi, Greg Gilchrist, Gary Ivers, John Rasnic
Absent: Monica Straus

The meeting was called to order by President Way. Gilchrist moved that reading of the Minutes of the meeting of September 13, 2007 be waived and approved, seconded by Ivers, unanimously approved.

Treasurer's Report: Rasnic reported that income is on target as anticipated and moving forward on actions regarding overdue maintenance fees to improve collections, golfcourse is not yet producing income that was hoped but is on track to be resolved and positive response is expected in October and November. Expenditures are on target except as to golfcourse and are on line with actions this Board took in May to turn operations around and it hoped that year will end with surplus. Funds could be well spent in certain area but in a deliberate way to get the most for it. Unless we run into significant unanticipated expenditures, we will be OK through the end of the year.

President's Report: Way stated that letter will be sent to all members clearly explaining in detail the Special Assessment Program and Bylaws Amendment and why we are following this procedure. A ballot be included with the letter for those unable to attend the meeting in October. Invoices for the special assessment will be mailed by the end of the month with letter to all property owners explaining the program. Efforts are being concentrated on accounts receivable to collect maintenance fees overdue. Thanks to Board members for the many long hours that they spend in preparing for meetings, telephone calls, and personal contacts with property owners. Straus sent a letter to Ivers in the matter of Oakwood Builders who was given 30 days to remove bulkhead at 6589 South Amaryllis. This has not been done and Ivers is requested to remove bulkhead and fill at that location. A letter to the Board of Directors from Mr. Diehl asking for envelope addressed to him that was returned by the Post Office. This has been sent to Mr. Diehl as requested. Way stated that Board needs to submit our building standards to the Recording Division of Polk County. Attorney Holden stated that this has not been done and Way requested that Straus take action on this. Way asked for questions from the audience.

Dan Kelleher asked what actions could be taken against property owners who have not paid maintenance fees. Rasnic stated that judgments could be placed on property but this has not been done for several years because of costs involved. A judgment can only be for a set period of time, but attorney has advised that real estate attorneys and closing agents of title companies will collect fees on properties that have had judgments.

Susan Sohni requested that letter regarding Oakwood Builders be read into the Minutes. Way stated that the contents of the letter had been previously reported.

Zeller asked if an audit would be performed. Rasnic reported that an audit was performed year at a cost of several thousand dollars. ILE is not a homeowners association and is not required to

have an audit each year. A decision has to be made if it is worth the cost to have an audit each year. There are property owners at ILE who have the expertise to review the records.

Keith Burgin asked about the nature trail. Ivers stated that the trail was cut for purpose of taking care of ditch and can be traveled with a four-wheel vehicle, but that was not the purpose.

Mongiovi reported that security and animal control is in good shape. There was a problem with the gate which has been repaired. Vehicles are in good working order. Additional volunteers are needed. There are 37 homes on the watch list. The security cameras are working fine. The CAP program is running smoothly. A meeting with Guterrez from the Polk County Fire Department for the CERT program was held which will assist local and state response teams in case of emergency. Volunteers need to have 27 hours of training to be certified and 15 persons are signed up for training to begin on October 22. Persons can call Bob Miller at 692-0067 to sign up. We need to remind people that they can be prosecuted for illegal dumping. Visitors are required to have passes. Cleaning the perimeter helps with drainage and ability to patrol. Security will be patrolling the perimeter with a Gator.

Gilchrist reported that office of Vickie Galloway has been painted and the Terrace Room is being fixed up. Efforts to make Club House more attractive are continuing. Candy will be handed out to children in the Club House Parking Lot on October 31. Bingo was started again three weeks ago and proceeds are used to support the Club House. The restaurant is being cleaned and will open when licenses and permit are issued. Way stated that Gilchrist had traveled 17 hours to be at this meeting.

Rasnic reported that: (1) Administrative and finance committee has not had a lot of activity due to members out of town. Office has had many requests for information which we are trying to accommodate and will continue to do so but it would be helpful if this information could be shared with others to limit the number of requests. It may take two or three days for office staff to respond. Office staff may have to be supplemented to provide all the information being requested. (2) The Manager's position has been advertised and have received a good response. A committee of three (Larry Schultz, John Rasnic, Bill Garrett) assisted by Art Swanson has interviewed four persons. We expect that within the next two weeks we will be making a referral to the Board to take further action. The persons interviewed are Jim Gallagher, Marc Gelbke, Joe Delege, and Brian O'Connor. (3) Larry Schultz is watching over work being done on the canals.

Guild reported that overseeding of the golf course will be done on October 15-17 and course will be closed those dates. This will be mowed after about a 6 week growth period. A spin grinder has been purchased to sharpen reel mowers. Previously, an outside company has performed this work. The Membership Committee has planned an Open House on November 17 to play in an open tournament with lunch in the Club House. The Membership Committee has set new member fees which will be available on September 24 in the office and the Pro Shop. The goal is to double the membership by December 31. An advertising campaign is planned for the Open House on November 17.

Ivers reported that the lakefront will be mowed and seeded and is expected to recover quickly. The canal project is multifaceted to maintain security and to protect perimeter and to improve drainage. In the next few weeks the perimeter will be cleaned of palmettos and smoothed out. Patching of potholes is continuing and residents should report potholes on parkways if there are potholes that need attention. Estimates on cost of paving are being requested. Roads will be expensive to repair. Mowing is being

done on as needed basis. Way stated that special assessment funds cannot be used for roads.

Susan Sohni stated that many hours were used to rip up the lakefront but had waited two months for pothole on Amaryllis to be repaired. Way stated that Ivers should have been contacted directly regarding the pothole problem sometime ago instead of waiting for public meeting to complain. It would be more productive to call Board members directly. Mongiovi stated that potholes are being filled with shell rock and will be taken care of with asphalt in the Fall.

Shirley Dureault asked why Art Swanson is participating in interview for manager's position even though he is not a member. Way stated that Article Section 8 states that ... in performing his or her duties, a Director shall be entitled to rely on ... (b) ... persons ... a Director reasonably believes to be within such person's professional or expert competence ..."

Shirley Dureault asked Gilchrist why kitchen was locked and line dance group was unable to access ice machine. Gilchrist stated that the kitchen is locked in accordance with Health Department regulations and person in charge of line dancing has access since all locks were re-keyed.

Susan Sohni reported that Library plans to put all old newspapers on microfilm and create CD's.

Way stated that letter had been received from Gary Bass regarding driveway and Ivers has responded. Rasnic stated that Bass had questioned why road sign had been changed from Azalea to Ixora. This was done by County. Way stated that letter from Nancy Spicer regarding that was denied will be referred to Covenants Board.

Ivers moved that the Board establish a policy to maintain order at meetings to remove persons who use abusive language, swearing, name calling, or obscene hand gestures, seconded by Rasnic. Gilchrist asked who would qualify such behavior and ask them to leave. Mongiovi stated that he is responsible for security. Ivers amended motion to indicate that President would ask Board for approval before asking for the person's removal, seconded by Rasnic. Unanimously approved.

Rasnic moved that Board investigate new location for third bulletin board for official notices specified in Bylaws to be near the Post Office, seconded by Guild. Unanimously approved.

Rasnic reported that a request had been made for the Board to contact Verizon to extend area for DSL service and Verizon will be contacted to relay the request. DSL service may be obtained with a satellite dish.

Mongiovi stated that he would like to see medians seeded where there is no grass and discourage persons from driving on medians. Ivers stated that funds are not available for this project.

Mabel Carter asked about salary range for Manager position and where funds will come from. Rasnic stated that no amount has been set for the salary and the Board will make this decision. Next year's budget will include funds for the Manager position and also special assessment funds when available can be used for administration of that program.

Richard Zeller asked if policy had been changed on security to patrol to not put themselves in danger

if persons on ATVs were going to be chased with a Gator. Mongiovi responded that policy has not changed.

Gene Walton stated that he was disappointed with disrespect shown for Board members at last week's meeting. He stated that he has observed 4-wheelers driving on median. Mongiovi stated that persons should call Polk County Sheriff's office if the ATVs are destroying property and ATVs should not be on lakefront, golf course, or club house grounds.


Dan Kelleher asked about the total cost of the manager position's compensation package. Way stated that the interview process will provide a idea of cost and negotiations will begin when a candidate is selected.


Mongiovi reported that work is continuing on the fountain at the lakefront. Volunteers have assisted and materials have been donated. The project is expected to be completed by the end of October. A rail is needed all the way around the fountain and two benches are needed. About \$1,300 is needed to complete the project.

Gilchrist moved that the meeting be adjourned, seconded by Ivers. Unanimously approved.

Submitted by:

Approved by:


Barbara J. Rippee


Curtis Guild