



**Island Pointe Marina Condominium Association
Board Meeting
Saturday, April 3, 2010
9:00 AM – IPM Clubhouse**

Agenda

1) Call to order at 9:00 am by President Hansen present at the meeting were Tom Stahr, Eric Hansen, Trish Tate (Gardner), myself as well as Jerry and Greg on speaker phone. Shawn and Doug (site manager) were present for Brickman.

2) Open discussion for IPM members, went ahead and added Brickman as priority one in discussion, We need to establish a clear line of communication between residents and Brickman through Gardner. Mitchell's would like to opt out of trimming in addition we discussed the size of the lawn mowers. There are girdled trees and we will be using tree rings in the future. We have a real mole problem and Ray is treating his own and having success with that. Brickman is proposing a calendar to put together to show what is going to be done each time. The calendar will make note on a map who is opting in or out. There also was compliments given to Brickman with regard to their work.

Syreeta, wants another notice about dogs and waste. Five animal waste stations will be put up all around the complex. There are also a herd of deer that will go around complex and poop. Greg can order mailboxes however they are slightly different.

3) Approval of last meeting's minutes, done over email

4) Treasurers report, approved

4) Maintenance Update, including Grounds, Clubhouse, and Pool – Harry. A tour of the docks and grounds was completed and there was not any ice damage from the winter weather. Second nature removed all markers and made repairs to their damage. We have a broken window in the clubhouse and when the dock water was turned on it revealed a leak at slip 137. We have a quote to fix the piling of slip 177. New signs detailing the rules about doing anything other than walking on the boardwalk along the water. We also have new dog poop containers and new umbrellas for the pool. The old umbrellas will be placed in the north picnic area to offer shade to slip owners/renters. We have wild flower seed to strengthen the

seawall and have replaced the mats in the clubhouse. We also need to have dimmers installed into the club lighting as it was approved last meeting.

New Business

1) Brickman Representative 2010 Maintenance Contract Discussion – detailed above.

2) Cable TV Non-material amendment to bylaws – We initially looked into options once our Comcast contract expired to save significant funds. We had an excellent response of individuals for changing the current contract. We found that we can provide cable to those who need it and still save the association a significant amount. So we will structure a contract that will be residential instead of commercial which could be approximately \$22/month. We also want to make sure with Comcast that they do not run any additional cables above ground. In addition, will the digital boxes be provided? More discussion on Comcast followed with Dave Farley and Ray Mitchell wanting the whole thing shut down. In order to follow the bylaws, we have to provide cable. We can change the bylaws however we not only need a 2/3 majority of residents as well as mortgage holders. We need to communicate clearly to the residents what is being done with the contract so they will see that it is a big savings. We will do this while we are figuring out what other bylaws we are going to change.

3) Cable TV for 2010 Usage

3) Clubhouse and Pool Access Summer 2010, discussed two options one from Brown and one from ADT. Greg explained that he did not see it as a \$5000 problem. In addition, high speed internet and or a laptop/desktop will be required for the clubhouse to implement both systems. It was proposed by Greg to try out one of the Brown's systems, a five digit system. Ray Mitchell also proposed security cameras as an option. Dianne Zimmerman discussed the larger issue of large numbers of people coming down as the problem and agreed that the five digit code would help. Wrist bands were discussed as an option to distinguish who is and who is not supposed to be in the pool area. This issue will be discussed further by the board in an upcoming teleconference.

4) Other New Business

Ice machine – a few thousand dollars to buy the machine. $\frac{3}{4}$ of inch cubed. The installation cost would include a water and waste line. It has to be non vacuum break and would be difficult to meet the code. We need to know who's hands have

been in there last. Called Home Ice company to put a storage machine in. 3 sizes of storage machines are available. The ice comes pre bagged. .90 for a 7 pound bag and 2.70 in a 20 pound. Post a fine of \$50 for anyone who steals ice. Cost to start would be \$350/annual rental fee. When you hit \$1200 in ice purchases the fee goes away. Delivery fee is \$5 per load of ice again once you hit the \$1200 that goes away as well. It is a good service that would be usable with the boat owners and residents. It was approved by the board to add a Home Ice Machine for vending to the clubhouse

Adjourn, at 11:45 am by President Hansen