

Island Pointe Marina Condominium Association
Annual Meeting
December 1st 2012
9:00 AM – IPM Clubhouse

1) Call to order by President Doug Kopp @ 9:00am. Other Board Members present; James Bentham, Greg Powell, Greg Garstecki, and Carl Meyer. Attendance by 21 other property owners, Ryan Gardner, and Harry Lenardson.

2) Vote to elect new board members
-motion that Dan Reyer would be added to the ballot with Greg Powell being removed.
-There was not a quorum at this meeting so we will have to have another election and will be made through Survey monkey sent by Trisha Tate. The election is to be closed by December 14.

3) Introductions by new owners and current owner
- round table format

4) Discussion of 2013 budget

- initial budget proposal has a negative balance of \$7300 as it stands now

- proposal to increase association dues of \$7, \$8, or \$10

- IPM board approved (3 to 2 votes) the motion to adopt option #1 (\$7 for house/\$3 for slip)

- IPM board also will work to develop an approved 2013 budget by the 14th of December

Annual meeting adjourned at 9:56am by Doug Kopp

December 2012 IPM board meeting:

1) Open discussion from IPM members:

- #members want better exposure to board meeting dates and times

- better approval of meeting minutes from board meetings

- hyperlink to website meeting minutes will replace email of meeting minutes

- confirm email list that Trisha Tate has

#Covering of grills in common areas

-request info to send speed limit (15mph)

reminder to all members/tenants/etc.

-additional ideas:

-----to paint crosswalk at path entrances (2 possibly 3) and 15mph speed limit directly on the road

-----put 15mph sign on the gate (Greg Powell)

----->Carl motion, Greg P. seconds, board approves both of the above actions

#Overloading of dumpsters:

-items need to be broken down before they are put into the dumpster

-if dumpster is full, do not leave items next to dumpster

#At least 2 quotes will be obtained before IPM board approves purchase of replacement piling cap covers.

2) Maintenance report from Harry

-See email report from Gardner Management on maintenance items accomplished.

3) Treasure report and 2013 budget

- Carl has new report for easy traceability of expenses
- Board members will investigate areas to reduce unneeded expenses
 - Carl and Garnder management will investigate insurance policies (Approval by board: Carl proposed, Greg G. second, board approved)
- Rental agreements and boat slip modifications/attachments will be monitored by the IPM Board in a closer way. Make sure all rental agreements and fees are up to date.
- Irrigation system needs to be reviewed for proper use along with scheduling for proper watering intervals given \$10,000 irrigation expense.
- Motion to approve treasure report (Doug motions, Jim second)

4) Dredging committee report and discussion

- Berrien County Harbor Authority meeting on Thursday Dec 6th, 1:30pm at Berrien County Association building
- Carl attended County Commissioner's meeting, see notes from him as contained in a separate

email.

- We are currently inches from historically-low river water level
- General discussion on boating permits, dredging, etc
- suggest everyone contacts local representatives to ensure visibility to the dredging this issue

5) New business

#Fall clean-up from Brickman

- Brickman will cut down the ornamental grasses in the fall for all whom wants
- if residents do not want Brickman to do this at the proposed date, the homeowner is responsible for cutting of the grasses.

Next meeting is Jan 12th 2013 at 9:00am at IPM clubhouse

Adjourn meeting @ 11:28 pm