

Island Pointe Marina Condominium Association
Board meeting
April 13th 2013
9:00 AM – IPM Clubhouse

1) Call to order @ 9:02am. Greg Garstecki, James Bentham, Dan Reyer, and Carl Meyer

2) Open Discussion for IPM members:

--Speeding issue though-out the IPM community: How to deal with this???

(Should the stop sign be moved from the entry gate to two "centrally" located stop signs within the ??? or three temporary speed-bumps)

**Board will review this issue in the next board meeting. Board approved \$5000 maximum expenditure for three temporary speed bumps at the "cross-walk" areas

3) Brickman

--landscape/grading between each home and sidewalks are being undermined.

--End of April is target for initial landscape

--Sidewalks hedged as per contracts

--make sure any special landscaping requests are given in writing to Ryan ASAP

--deeper pruning is needed for some trees along the road instead of the typical shaping

--Landscaping committee will be planting around the front gate and the pool area. Board approved a budget up to \$1000.00

Other:

--irrigation from St. Joseph river (no discussion)

4) Approval of last meetings minutes

--approved

5) Maintenance Updates by Harry

--(put quick summary from Harry's report)

--replacement of 40 ft pilings. Harry to get a cost for a 35 ft piling replacement and report back to the board

6) Treasurers Report

- Treasure will maintain month by month report for association review
- Any community member can request the Monthly Financial Statement through Gardner management
- Board approved treasury report as submitted

7) Gardner Task List Updates by Ryan

8) IPM road work

- Board approved road work maintenance as defined in Art Asphalt sealing (list details) for 2013 as soon as weather

9) Clubhouse Painting

- Carl has another prep and paint quote for \$6000.
- Discussion with association members about color (color discussion "relaxed kaki")
- Board approved Carl's quote from ??? with color to be determined by end of April and work to start and be complete by May 19th

10) Front Gate Situation

- gate is not operational due to ground sensor failure. Weather needs to be above 40 degrees for full repair. Resources are ready to go
- Association members want to keep the gated community. Board members will investigate a new system, budget for a 2 year replacement timeframe, based on the gate value, maintenance effort/cost, etc.

11) Dredging Report

- Carl presented dredging report to association members
- to date, 8 people believe they need a slip and 2 people, possibly 3 people have slips people can use
- For people whom do not have usable slips
- Board approves motion that if no "outside" dredging work is being conducted by end of January 2014, IPM will propose IPM dredging to be conducted in March 2014

12) Comcast review by Dan

- A survey will be sent to all homeowners for the Comcast internet cable with

details and cost structure

--How can we determine if this resolution will pass (3/4 majority, 80%, ???)

--Dan will draft the email with the details and GM to send out

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13) IPM property insurance

--This topic will reviewed with Ryan and qualified insurance people for clarification of our current policy

NEW BUSINESS

-no new business

Adjourn at 11:12am