

Island Pointe Marina Condominium Association
Association meeting
February 09th 2013
9:00 AM – IPM Clubhouse

1) Call to order @ 9:02am. Doug Kopp, Greg Garstecki, Dan Reyer, and 14 association members were present.

2) Open Discussion for IPM members:

-Plowing crew is starting later - started at 9 finish at 11am.

3) Approval of last meeting minutes:

-December meeting minutes were approved and will be put on the IPM website.

-Meeting minutes will be sent out in PDF format from now on.

4) Maintenance update:

-Greg Powell responded that he will remove the exercise equipment (as of 02/09/2013, Greg confirmed that he will remove the equipment in the next week or so)

--Front gates need better maintenance - possibly get quotes for replacements of the gate (Harry will follow-up with quotes)

-Piling caps:

Harry will call Ryan directly to confirm a dual source in order to move forward

-Mailbox platforms:

Harry will have Ryan send out an email stating what work will be done to the mailboxes (replace bases, powerwash existing mailbox. If someone wants a new mailbox, they can get a replacement for \$20)

-Ryan to get quotes for road repair (seal coating & seal cracks, resurfacing)

-Ryan to get quotes for getting irrigation water directly out of the St. Joseph River

5) Treasures report

-An overview of the financial were given. See treasures report for more information

--Board approves that some of the money from the increased dues goes directly to the reserve account. This will bring the amount of money going into the reserve account back up to 10% of our association dues income.

--Gardner Management needs to manage the cable billing for the boat slips
--Cost structure of Comcast services are being reviewed. Dan R. will get comparison of cost/benefit for different cable/internet options between Comcast and ATT U-verse

5) Gardner task list and teleconference:

-Reviewed meeting minutes with Ryan from yesterday
-Request to have Ryan and Brickman at the April meeting (association members are requesting Ryan to be here as GM representative)

6) Clubhouse winter hours for 2013

-Clubhouse winter hours communication (close for season starting next year) except for reservations

7) Cable TV service at boat slips

-IPM is required to provide cable but not required to pay for the service. The board will be looking at ways to reduce the cost of this service.

8) Dredging update:

-next meeting is March 7th at 1:00pm at Berrien County Administration building (old Washington school on Main Street in St. Joe)

-Dredging river and Morrison channel between Blossomland bridge and Napier bridge

-Will assess 992 slips for this dredging

-estimated 35000 cubic yards of sand will be removed

-currently waiting for permit to be approved

-bond is needed to pass before dredging can take place

-Ryan to send out a communication to all slip owners to see if slip owners who have empty slips that can be available for others whom cannot use their slips.

9) Association Dine around:

-First Thursday of every month. Meet at clubhouse at 6:30pm.

New Business:

-N/A

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

Public meeting adjourn @ 10:05 pm