

**ISLAND POINTE HOMEOWNERS ASSOCIATION**  
**BOARD ANNOUNCEMENTS**  
**November 1, 2014**

Dear Owner,

The Island Pointe Homeowners Association Board has been very active since the Annual meeting that ended the summer season. The quickly moving unexpected August storm impacted five owners with significant damages from falling trees. Thankfully, we have a very good Insurance policy for the Association and the damages will be repaired and the cabins restored. We all need to be thankful that no owners or guests were injured from what could have been a very serious safety situation. The repairs have begun and three cabins should be fully restored by the end of November.

The Board has been focused on keeping Island Pointe as the “Gem of Lake Delton” and realize we have an aging property that continually requires proactive maintenance to retain and enhance owner value. We have been focused on owner and guest safety as a result of property inspections by the Fire Marshall, State Pool Inspector, Lodging Inspections for the rental program and Insurance provider for risk assessment.

**FIRE EXTINGUISHERS:**

During the Annual Homeowner meeting we implemented the first of several safety policies in compliance with the Fire Marshall recommendation. The Board purchased one Fire Extinguishers for each unit and have identified the cabinet under the kitchen sink as the universal location for the fire extinguisher. Additional extinguishers can be purchased through the Association for those who have a larger Cabin or if you want to place a second extinguisher in an alternate location. This program was funded by the Association operating budget. If you would like to secure an additional extinguisher, please contact Mark Volkey. The cost to the owner will be \$16 for the extra extinguisher. A small price to avoid a major fire.

**SMOKE DETECTORS:**

We provided information during the Annual meeting about a program of changing smoke detectors in the Multi-Family Villas. The recent Fire Marshall inspection revealed that smoke detectors have a 10 year useful life. The multi-family units have both hard wired and battery operated smoke detectors. We will be contracting with an electrician to change out all of the hard wired detectors in the multi-family villas and the cost will be charged to the owner. Island Pointe Multi-Family buildings are 30 years old and the hard wired smoke detectors are probably the original detectors installed during construction. The battery detectors can be changed by the owner or if preferred, we can have the electrician change them when installing the hard wired detector. We plan to have this project completed over the winter months. We provided the anticipated cost during the Annual Homeowners meeting which were:

- Combination smoke & CO2 hard wired detector:       \$34
- Battery operated detector:                                 \$20
- The electrician to install the hard wired detector will be an additional charge.

If you have changed the hard wired smoke detectors in the past 10 years, we will need a signed form that we will supply, attesting that your smoke detectors are less than 10 years old. This document will be retained for the Fire Marshall and Insurance carrier once we claim that all detectors have been changed out in the Multi-Family Unit. Please contact Mark Volkey if your detectors have been changed and we will send the form for signature.

### **BATHROOM PLUMBING:**

Unfortunately, the Association incurred a second insurance claim in September when a multi-family toilet water supply line went bad and in a short period of time \$15,000 of damage was accumulated besides the inconvenience of the neighboring units that suffered water damages. This was not the first claim incurred for this problem and immediate action is required to avoid future damage claims. The Board will be contracting with a licensed plumber to inspect the plumbing in all multi-family Villas and changing the water valve and water supply lines to the toilet. The cost will be charged to the Multi-Family owner and we anticipate the cost will be less than \$75 per toilet. Additionally, if any other potential plumbing problems are identified during the inspection, Mark Volkey will contact the owner and make them aware of the findings that required corrective action.

The Board had Tofson Insurance (The Association Agency) attend the most recent Board meeting (10-19-14) following the water damage claim we will be filing. He shared that a proactive program like we are implementing will be extremely beneficial in retaining our policy with the current carrier following two claims in a short period of time. This will also be beneficial in holding our premiums down moving forward.

If a Cabin owner would like to have their bathroom toilets checked and repaired to avoid a future water problem, please contact Mark Volkey and you will be added to this project. All charges will be billed to you through the Association.

### **DRYER VENT CLEANING:**

We discussed this program during the Annual meeting for Multi-Family Villas. This is once again a fire safety initiative to remove years of lint build up by a professional from the dryer to the outside discharge. We are working to secure a favorable arrangement for the Association and the charge for dryer vent cleaning will be billed by the Association to the owner. We don't anticipate this charge to exceed \$ 50.

These initiatives are being implemented to comply with Inspector recommendations, reduce our exposure with Insurance claims, proactively maintain or improve our property and provide the highest level of owner and guest safety.

If you have any questions on these key safety initiatives, please feel free to contact any Board member.

Island Pointe Homeowners Association Board