

VOICE OF ISLAND POINTE

JANUARY 2015

HAPPY NEW YEAR

The annual meeting over the Labor Day weekend is normally viewed as the end of the season. Activities at Island Pointe dramatically slowdown in the coming months as winter approaches and cabins are shut down until spring. While a large number of owners will not return to the property until Clean Up weekend in the spring, the activities of the Board and Property Manager continue. There are a number of identified projects that take place while the property is quiet and construction can be completed without interference by owners and guests.

The Board and Property & Capital Improvement committee would like to summarize some of the accomplishments this past year, projects in process during the winter months and plans for the property moving forward;

Recap of 2014:

- ***Voice of Island Pointe Owner Survey:*** The Capital & Property Improvement committee developed the owner survey to identify priorities and gain input. The survey results are used by the committee and Board to identify the priorities, secure associated costs, allocate budget dollars from the monthly property assessment, and schedule the work. The results of the survey that had a 90% owner participation were reviewed during the annual meeting and are available from owner Don Pesco if you did not attend the annual meeting.
- ***Trees-Trees-Trees:*** This is the overwhelming highest priority of the owners as tabulated in the Voice of Island Pointe survey results. The Board has allocated additional budget dollars for tree trimming, dead tree removal and stump grinding for a safe property. We have now been scheduling Halls Tree Service in both the spring and fall while also maintaining a small reserve fund should a storm create the need for tree service. The August storm damage that dropped eight trees on Cabins was primarily covered through the Association Insurance to remove the trees. The re-forestation of Island Pointe as trees are removed has been funded to date by generous contribution of owners to have a tree planted. If you want to help with the ongoing re-forestation of Island Pointe, a \$25 contribution will add an additional tree to the Island Pointe forest. Simply send the contribution to Dave Sullivan with your January dues.
- ***Wi-Fi:*** This was another high priority from the Voice of Island Pointe to provide an improved system for dependable wireless Wi-Fi service. The Board authorized the expenditure from the property assessments to install a state-of-the-art system using the newest technology to provide uninterrupted dependable service. During the annual meeting feedback was solicited from owners to

determine where we still have some dead spots. The Board authorized the purchase and installation of additional antenna on the east side of the property and also down by the point. Thank you for providing good feedback during the annual meeting as we fine tune the system and correct dead spots. The additional antennas have now been installed and are operational.

- **Boat Docks:** We continued with our plan to replace the wood on 20 sections of boat docks each season until all of the dock wood has been replaced. The 20 sections were completed in 2014 and the project will conclude in 2015 with the last 20 sections being replaced.
- **Storm Damaged Cabins:** The quick moving August storm with high winds did significant damage to five cabins (Cabin #2, #3, #4, #14 & #19) within the fifteen minutes when the Cabins took direct hits from falling trees. We are so fortunate that we had no injuries or deaths from the falling trees. If you were on property for the annual homeowners meeting, you saw the results of the storm. Since the annual meeting construction has been ongoing and three cabins are repaired except for staining in the spring. Two cabins will have construction continue through the winter months and are scheduled for completion by Memorial Day. Thankfully we have a very good Association Insurance carrier with damage exceeding six figures to make the repairs. The two remaining cabins still under construction had significant damage and required building permits for the construction. They must now comply with all current building code requirements.
- **Water Damage in Multi-Family Building:** We experienced significant damage in two of the Villas in building #30-#35 as a result of a toilet water supply line going bad allowing water to run until discovered. The damage required an insurance claim and the repairs will be in the area of \$20,000 adding to our 2014 insurance experience when setting our new renewal premium. The Board is being very pro-active to avoid a repeat and having all toilet supply lines and shut off valves replaced during the winter months. These supply lines and valves are from the original construction and have served their useful life. These Villas have now been repaired and the owners are pleased with the work that was completed.
- **Multi-Family Steps replacement:** The Board identified multi-family steps that we temporarily repaired for safety and have now totally replaced the steps on Villa #43. The Board discovered that when they constructed the building steps, they were not placed on concrete footing to avoid sinking and movement. The new steps are placed on concrete footings and properly secured to the building. The Board will be reviewing all of the multi-family steps for safety in the spring and identifying any additional buildings that need the same repair and prioritize.
- **Asphalt Driveway & walking path repaired, sealed& stripped:** The Board identified this project as one that needs completion in the fall to extend the useful life of the asphalt. Areas that needed to be cut out and replaced were completed prior to seal coating the entire property and then stripping the parking lots.
- **Canyon Road Property Clean-Up:** We had a very large pile of tree trunks in the Canyon Road property as a result of the storm damage and removal of dead trees. Thanks to the volunteer efforts of Board President Bill Becker with the required equipment, the tree trunks have been removed from the property. This

required multiple large loads due to the size of the pile. The Board is also working to clear downed trees from the woods to further clean the property and improve curb appeal.

- **Protecting the Trees from Bambi:** The Pine trees that have been planted over the past four years have all been recently sprayed with deer repellent to discourage any nibbling when the snow begins to pile up. We have tested this repellent over the past few years and it has protected the trees. We plan to apply a second treatment in February for the remainder of the winter.
- **Property Managers Shed Renovated:** Thanks to the volunteer efforts of Dave Kennedy working with Property Manager Mark Volke, they have totally repaired the interior of the Property Managers shed. The interior was in poor shape and with the recent completion of this project; Mark has much improved usable space for equipment storage.
- **Building #30-#35 Gutter Guard improvement:** This multi-family large building has had a long history of ice dams and huge icicles during the winter. The Board has reviewed a number of options and has authorized the installation of gutter guards to alleviate this issue. Additionally, this will prevent the pine needles from damming the downspouts creating backup. This project was completed in advance of the arrival of winter.
- **Heat Checks Season has Arrived:** Mark Volkey has started the winter heat checks and has a watchful eye on the temperatures in each unit. The Board continues to encourage those owners who continue using a “Light in the Window” to notify Mark of a heating issue to strongly consider the small cost of having telephone service for a much improved level of protection. If the light bulb burns out, a heat issue surfaces during the evening hours or the light is not easily visible during a bright sunny day there is a high risk that can have devastating consequence should the pipes freeze. A small cost to protect your investment.
- **Island Pointe Wearables on the website:** Another volunteer project completed by Board Member Mike Williams, this site offers a wide variety of Island Pointe logoed merchandise at very reasonable costs. Mike added a link to the website: www.islandpointe.org to make shopping easy from the comfort of your home.
- **Fire Extinguisher Safety Initiative:** If you attended the Annual meeting, you received a fire extinguisher to place under the kitchen sink as the universal location for all units. These extinguishers were purchased with funds from the Operating budget to insure we have proper fire protection in all units, satisfy the Fire Marshalls recommendation and also as a strong statement of safety for the insurance carrier. If you were not able to attend the annual meeting, Property Manager Mark Volkey took care of your unit and placed the extinguisher under the kitchen sink. If you would like to purchase additional units at our bulk purchase cost for larger Cabins or Villa’s, simply let Dave Sullivan know and the charge is \$16.
- **Fireplace Inspections & cleanings by Daizy Sweeps:** This was another safety initiative implemented by the Board to have all Cabin & Villa fireplaces inspected and cleaned by contracting with Daizy Sweeps. Daizy Sweeps completed full reports on chimneys that had issues and required repairs for the owners review. The Board felt that chimney cleaning and inspection is something that needs

ongoing maintenance and is easily overlooked but can have devastating impacts on Island Pointe if a chimney fire would occur,

- **Clubhouse Cam:** Have you had the opportunity to see the live cam installed at Island Pointe on the clubhouse. Logging in on the Live Cam allows the owner to see what is happening at Island Point 24-7.

Looking ahead to 2015:

- **Pool Painting:** we are scheduled to have the pool once again painted before the start of the summer season.
- **Garbage Containment Unit:** The Board has the complete replacement and enlargement of the garbage containment unit (by the clubhouse) with additional capacity as a priority before the start of the summer season. This was again a Top 5 priority from the Voice of Island Pointe and funding will be provided by the \$20 monthly capital improvement assessments.
- **Multi-Family steps:** The Board plans to walk the property and prioritize the rebuilding of steps on concrete footings as required similar to what was recently completed on Villa #43.
- **Moisture Control in the Water Shed:** Plans are in place to implement a moisture control strategy for the water shed building that experiences high levels of moisture during the summer.
- **Pool Improvement Cost Proposals:** We plan to start investigating the associated costs of required pool repairs and possible enhancement to expand deck capacity. Needed repairs are the electrical service and the security fence.
- **Concrete deck replacement at Villa #30:** The replacement of the concrete deck at Villa #30 due to several years of winter heaving was scheduled for the fall replacement but with the early arrival of winter at I.P. this project needed to be pushed back to 2015 when concrete can properly cure.
- **Smoke & CO2 Alarms in Multi-family:** at the request and recommendation of the Fire Marshall we will be replacing the smoke alarm systems in the multi-family units. Smoke detectors have a useful life of 10 years and it is time to make sure all detectors are functional.
- **Toilet supply line and value replacement in the Multi-family Villas:** This project will be taking place over the winter months and is a proactive strategy to avoid another significant insurance claim due to the damage caused by a water leak.
- **Dryer Vent cleaning in Multi-Family Villas:** This is another fire safety initiative to have a professional contractor clean all of the dryer vents removing the built up lint that can easily create a fire hazard. The Board is working on securing a contractor that will offer a group rate to minimize the expense of this mandatory cleaning.
- **Continued Construction on Cabins #2 & #4:** These cabins experienced the most significant storm damage from the August storms and re-building will continue throughout the winter with the goal of having the Building Department approve the structures for occupancy by Memorial Day.

The Board has been meeting monthly on property and through tele-conference calls since the annual meeting. The many construction projects that were scheduled and taking place following the close of the season necessitates frequent communications as we work toward the completion of many construction initiatives.

The Board would like to thank the Capital & Property improvement committee for their tireless volunteer efforts to assess owner priorities and provide feedback to the Board on recommended projects. The goal is simple; provide a safe environment for the owners and guests while enhancing owner value for your investments.

The Board would also like to recognize and thank Property Manager Mark Volkey who has regularly provided the Board updates on the status of construction projects along with pictures at various stages of completion. There has been constant activities with the contractors on property, building department and the many safety initiatives that we depend on Mark to coordinate the implementation of the strategy.

The Board is looking forward to another year of continually working to improve the property so it is always considered the "Gem of Lake Delton"

Best wishes for a healthy, happy and successful New Year. We look forward to seeing you at clean up weekend to begin another summer season.

Respectfully,

Island Point Board Members