

THE VILLAGE ON ISLAND ESTATES
CONDOMINIUM ASSOCIATION
240 WINDWARD PASSAGE
CLEARWATER, FL 33767

TO: All board members

FROM: Mona DesRosiers, Secretary

SUBJECT: Board meeting held February 18, 2019 @ 110B Island Way, 6:30 PM

BOARD MEMBERS PRESENT: President Jamie Patchett, Vice President Ken Schroeder, Treasurer Dennis Owens, Director at Large Charles Giarrizzo, and Secretary Mona DesRosiers

BOARD MEMBERS ABSENT: None

OTHERS ATTENDING: Greg Anderson, Risa Owens, Claudia and Dave Smith, Mike Madden, Barbara and Michelle Hoffman, Jack Dickson, Dean Millhouse, Paul Ferguson, Barbara Volpe, and Lenny Murgatroyd.

CALL TO ORDER FOR BOARD MEETING: The meeting was called to order at 6:31 PM by President Jamie Patchett.

CERTIFICATION OF NOTICE: Secretary Mona DesRosiers reported that the notice for the meeting had been posted on the east and west bulletin boards, which constituted proper notice.

DETERMINATION OF QUORUM: Duly posted. Quorum of the board.

READING AND APPROVAL OF THE MINUTES: Jamie motioned to accept the minutes from February 7 Special Meeting, Ken seconded. Motion passed.

TREASURER'S REPORT: The Treasurer's Report was given by Dennis Owens. Based on the January statement, Operating Accounts as of January 31, 2019 were \$58,256.12; Reserve Accounts were \$248,177.99; Owner Receivable Accounts were \$2,264.00; and Total Assets were \$308,698.11.

Dennis also provided a Summary Report of January 2019 regarding Over Budget and Under Budget information (see attached).

OFFICERS / COMMITTEES REPORT: Jamie requested that all homeowner concerns be directed to Greg via email or website. Ken reported small roof repairs for 1302 and 1304 as well as cap tiles for 802. Carpenter to begin repairs Tuesday, February 19. Greg will direct Tom to check for loose tiles on buildings in the order of repairs and paint.

MANAGEMENT REPORT: Management report was given by Greg Anderson (see attached). Mona will check previous minutes regarding liens and email to Greg and Jamie.

OLD BUSINESS:

- Fire extinguishers (Dock included): Target date for Piper inspection is March 14, 2019. Greg will formulate letter to send via mail/Mona will email.
- 903 and 1101 driveway: Unit 1101 driveway is completed. 903 is still incomplete.
- Roofing jobs: Albright is still installing tile on Unit 605, will check for completion.
- Landscaping: Duvall has begun work. Jamie spoke with Duvall regarding potted plants being cut, to which they will not do moving forward. Duvall has agreed to take care of those potted plants. Trimming is continued. Duvall reported that all sprinklers should be operational, except for the one located in front of Unit 1201. Greg has a bill in to the City of Clearwater for damage incurred on property and working to get approval for payment from the City.
- Financial review: From the two proposals presented, Dennis made a recommendation to use Page for \$1,700.00. Dennis motioned to accept Page to perform the financial review, Jamie seconded. Motion passed.
- Paint colors: Tom White will paint a different scheme of greys on Unit 901. Unit owners to view. Jamie and Mona will work on creating an email of color explanation to send to unit owners.
- Garage door credits: Dennis contacted our HOA attorney, who stated that according to Florida law and VOIE Bylaws, the Association is not financially responsible for repair/replacement of garage doors or entry doors. However, we agree to continue to offer the \$250.00 reimbursement as an incentive to change garage doors before painting, out of courtesy for the community. Dennis will edit/create email for those owners who must replace door. Mona will email when approved. Email dated March 19, 2018, was located by Charles to determine date garage door panels were no longer available (retro reimbursement).
- Pool furniture: Mona obtained comparison pricing and is waiting for email response from representative.
- Lamp posts: Barbara Hoffman reported that work is to begin on lamp posts and should be completed in 4-6 weeks. The wooden light pole located at the VOIE corner by sign was installed in 2011. Duke will remove at no cost to the VOIE. Jamie motioned to remove light pole at no cost, Mona seconded. Motion passed. Barbara will notify Duke.
- Pool fences: Ken obtained a proposal from Smith Fence which gives two options, one for repair and one for replace (see attached). He will obtain one or two more proposals, which will be itemized.
- Dock lease renewal: Greg is working on the Use of Transfer. Jamie will send out. Dennis will follow up.
- Painting prep/tree trimming: Trimming and prep work to continue.
- Barnacle removal: Ken is waiting to hear on pricing.
- Terminix: Greg reported that after inspections, Terminix had no findings. In an effort to save costs, Greg will clean up the several contracts and form into one and renegotiate.
- Electrical box replacement: Ken obtained a proposal from Fuller Electrical (see attached) regarding our electrical boxes, meters, and GFI's. Ken and Mona will work on email to send to homeowners for individual costs.

The electrical wires running from Building 400 to the docks have been deemed illegal from two different electricians that Ken met with on property. As a follow up, Ken will meet with Duke to have repaired, and should be at no cost to the Association.

- Insurance: Ken obtained a proposal from Lancaster Insurance (see attached), currently a savings of \$16,000 + by bundling. Jamie will contact Frank Dame (Aquarium) to inquire of their wind policy information. Jamie recommended moving forward with Lancaster to assess our property and will follow up with the "Clubhouse" clause in the proposal as well as "Total Loss" language.
- Phone/cable wires: After walking property with Spectrum, Dennis recommends we email unit owners regarding phone land lines and if they are run through cable or not, as Spectrum is not responsible for these wires. Spectrum will provide us a cost to straighten the wires (horizontally or vertically).
- Door frames: Ken will check with Wilbert for cost to replace front door frames. Tom White has agreed to this work but will need permits. Dennis will edit/create email for those owners who must replace door (see attached list). Mona will email when approved.
- Projection submission: Dennis is updating Projection costs.

NEW BUSINESS: Discussion for necessity of previous committees. Mona motioned to eliminate all former committees, Ken seconded. Motion passed.

ADJOURNMENT: Jamie motioned to adjourn at 8:10 PM, seconded by Dennis. Motion carried.