

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

TO: All board members

FROM: Mona DesRosiers, Secretary

SUBJECT: Special meeting held February 7, 2019 @ 110B Island Way, 6:00 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: Risa Owens, Claudia and Dave Smith, Cheryl Schroeder, Mike Madden, Barbara and Michelle Hoffman.

CALL TO ORDER FOR BOARD MEETING: The meeting was called to order at 6:00 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: The reading of the minutes was waived until the Business Meeting February 18, 2019.

TREASURER'S REPORT: Financials will be given at Business Meeting February 18, 2019.

OFFICERS / COMMITTEES REPORT: Ken reported he walked the grounds with the painter, who needs at least two color selections before beginning. Roofing invoices approved. Recommends getting another price to compare. After several attempts, Ken has been unable to get in touch with owners of Unit 101, however Albright does not think their roof is leaking after being repaired. Albright will provide any records we ask for, so Ken will obtain records going back at least one year to ensure we are not repairing and paying for warranty work.

MANAGEMENT REPORT: Management report to be given at Business Meeting February 18, 2019.

OLD BUSINESS:

- Fire extinguishers (Dock included): Proposal approved. Greg to contact Piper and set date. Send notice to homeowners for three-week notice. Keep track of those not inspected and supply new fire extinguisher.
- 903 and 1101 driveway: Ken is getting a bid from Tom White.
- Roofing jobs: Units 604 and 203 have been approved. Ken will provide update on Unit 101. Waiting on Tom White to finish repairs.

- Landscaping: Jamie signed and will submit the irrigation (see attached), pre-paint clean up and annual contract.
- Financial review: \$1700 for review with Page. Dennis will follow up with Greg and send email to Board.
- Paint colors: Tom White to paint 802 Belle Harbor colors, and grey colors from Cheryl and Mona on adjoining units. Railings and front door bronze color.
- Garage door credits: Special pricing extended (see attached). Charles is to find date the panels were no longer available. Dennis will determine who has a new door and write reimbursement checks to those individuals. Mona will send email with new pricing sheet. Tom White will determine which doors are not paintable. We will notice those who are on that list. Charles will check documents to see if Board is responsible for entire garage door.
- Pool furniture: Mona will research pricing to see if there are any additional savings or options. Ken to get estimate for marcite on west pool.
- Lamp posts: Jamie motioned to accept proposal, Charles seconded. Motion passed. Jamie signed contract. Bobbie Hoffman will forward to Duke Energy and ask to begin work asap.

NEW BUSINESS:

- Pool fences: Ken is getting estimates on repairing fence around both pools and putting a type of privacy fence between 800 and 900 buildings. Suggestion to put slatting in fence around pool equipment. Ken is meeting with contractor Monday.
- Dock lease renewal: Terminate lease on Slip #1 February 28, 2019. Charles to check bylaws regarding lease/agreement. Ken will research dock boxes. Greg will circulate the agreement to Slips #2-9 (see attached).
- Painting prep/tree trimming: Landscaper will start paint prep clean up on the 15th, cutting back two feet away from the buildings. Jamie to work with Duval.
- Barnacle removal: Ken is obtaining price to remove barnacles from pilings around dock area.
- Terminix: Greg to follow up on inspections.
- Electrical box replacement: Greg to find electrician to do a walk through and provide quote per unit for the replacement of individual electric boxes as well as the main service boxes.
- Insurance: Shopping insurance to see if we can get better pricing. Waiting for response from insurance agents.
- Phone/cable wires: Greg to have Spectrum come out and inspect. Jamie to ask Greg to get other companies to property to inspect/remove.
- Door frames: Dennis and Jamie to walk property and note door frames in need of replacement/repair.
- Projection submission: Dennis submitted Cash Flow Submissions for Painting Reserves, Deferred Maintenance Reserves, and Roof Reserves. (see attached).

ADJOURNMENT: Jamie motioned to adjourn at 8:43 PM, seconded by Dennis. Motion carried.

