

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

TO: All board members

FROM: Mona DesRosiers, Secretary

SUBJECT: Board of Director's Meeting; Monday, July 15, 2019 @ 6:00 PM; held at the office of 110B Island Way.

BOARD MEMBERS PRESENT: Jamie Patchett, Ken Schroeder, Dennis Owens, and Mona DesRosiers

BOARD MEMBERS ABSENT: Charles Giarrizzo

OTHERS ATTENDING: Tim Hendrix, Cheryl Schroeder, David Jeroski, Jack Dickson, Risa Owens, Wayne Goodworth, Paul Ferguson, Peter Kohut, John Ricci, Stuart Saltzman, Rich Bruer, Marc DesRosiers.

CALL TO ORDER FOR BOARD MEETING: The meeting was called to order at 6:05 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.

APPROVE/WAIVE MINUTES: Jamie motioned to approve the amended minutes from Special Meeting held May 9, 2019 for the Special Assessment, Dennis seconded, motion carried.

Dennis motioned to approve the minutes from our Board of Director's Meeting dated May 28, 2019, Jamie seconded, motion carried.

OFFICERS REPORTS:

PRESIDENT/VICE PRESIDENT:

- Jamie introduced Tim Hendrix, our new property manager, to the community members in attendance. All unit owners were informed in a previous email.
- Discussion of Albright's work on Peter Kohut's roof (#103) and how the space sheathing should be removed before closing up. The Board will look at other partial roof completions regarding the sheathing, etc. and Albright will follow up.
- Discussion for estoppel of a unit for sale as there has been no assessment payments to date. Tim will check on maintenance fees for this unit.
- Jamie shared information from Charles' email sent prior to meeting regarding items of concern not listed on agenda. (see attached).

- Ken will follow up with Tom White's crew to get work started on Unit 303. He will also follow up with the owner of Unit 303.

TREASURER'S REPORT: The Treasurer's report was given by Dennis Owens. Based on the June statement, Operating accounts as of June 30, 2019 were \$272,338.26; Reserve accounts were \$109,827.71; Owner receivable accounts were \$714.00; and Total Assets were \$382,879.97. Dennis also provided a Report/Summary for June 2019 and an Assessment Update.

MANAGER'S REPORT: Tim provided report (see report). There were no violations. Discussion of Assessments/Maintenance and Assessments/Special. (see aging report for details).

CONTRACT REVIEW: Discussion of Cut Rite and Duvall (Dennis provided a landscape cost analysis). Jamie motioned to accept the Cut Rite contract contingent upon the deletion of irrigation costs from Cut Rite, the discount not being affected, and the agreement that Duvall agrees with termination. Mona seconded; motion carried. Tim will reach out to Duvall and Cut Rite.

Regarding the west pool marcing, we reviewed and discussed the following proposals: Pool Works, Innovative, and The Pool Doctor. Jamie motioned to accept the Pool Works contract, Ken seconded, motion passed.

COMMUNITY ENTRANCE SIGN: Discussion of the following proposals: Great Bay Signs, Signs by Tomorrow, and United Visual Branding. Mona will follow up with all three to move forward.

TERMINIX TENTING: Discussion of yearly inspection. Would like to have a conversation in person with a Terminix representative to discuss a schedule of tenting for our complex. Terminix needs payment before August 1, 2019. There has been a spot treatment in Unit 1201. Any owner can call with a concern and Terminix will come out to assess. Current concerns are in Units 1201, 605, and 303.

POOL EQUIPMENT: We are currently obtaining bids and making this next year's goal.

OLD BUSINESS: None

NEW BUSINESS:

- Discussion of Invoice Process: Invoice to Ken; Ken sends to Mona approved; Mona sends to Tim, Dennis, and issuing company.

ANNOUNCEMENTS: Unit owner 403 submitted two handwritten papers regarding individual personal payments made to painters for work requested by homeowner in 403. He was directed by the Board to not participate in that type of activity again with any of our contracted companies. He is to only go through the Board to request any repairs to the unit.

ADJOURNMENT: Dennis motioned to adjourn at 7:41 PM, seconded by Ken, motion carried.