

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, March 18, 2019 @ 110B Island Way, 6:30 PM

BOARD MEMBERS PRESENT: Jamie Patchett, Ken Schroeder, Dennis Owens via phone conference, Charles Giarrizzo, and Mona DesRosiers

BOARD MEMBERS ABSENT: None

OTHERS ATTENDING: Greg Anderson, HOA Attorney Gary Strohauer, Marc DesRosiers, Risa Owens, Peter and Ann Kohut, Mr. and Mrs. Murgatroyd, Lori Fudens, Dave Jeroski, Adam and Allie Keen, Barbara and Michelle Hoffman, David Smith, John Ricci, Dean Millhouse, Paul Ferguson, Jack Dickson, Mark Bushee, Glen Hayes, Christy and David Ploch, Debbie and Todd Christofferson, Cheryl Schroeder, Stuart Saltzman, Rich Bruer

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

CERTIFICATION OF NOTICE: 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 OR WAIVE MINUTES: Charles motioned to waive the reading of the minutes, Ken seconded, motion passed.

OFFICERS REPORTS:

- Jamie began the meeting with clarification of the previous minutes and notice thereof, as well as email protocol. Questions, concerns, or issues should be directed first to Greg, our property manager, and to all Board members via email.
- Jamie motioned to rescind all motions that passed with voting from previous meeting, Ken seconded, motion passed.
- Charles motioned to move forward with the Electrical Contract, Jamie seconded, motion passed.
- Jamie motioned to move forward with the Caulking Contract, Ken seconded, motion passed.
- Jamie motioned to accept and move forward with Tom White's Painting Change Order to paint all decks and balconies, tops and underneath, Ken seconded, motion passed.
- Jamie motioned to rescind the Dyco Spec and accept the Sherwin Williams Spec, Ken seconded, motion passed.

TREASURER'S REPORT: Dennis submitted Treasurer's Report/Summary for February 2019.

MANAGER'S REPORT: Greg Anderson submitted his monthly report.

OLD BUSINESS: Jamie submitted a report of "Old Business/New Business & Tasks" and shared on the large screen television in order to give a visual along with the explanations and costs of tasks that have been completed, ongoing, or to be completed. Jamie also presented a designed landscape rendering provided by Duvall's design person.

New fire extinguishers will be delivered Monday, March 25, 2019 and the old ones will be collected and disposed of by Piper. Mona will email blast homeowners to put old fire extinguishers outside either Sunday evening or first thing Monday morning. New fire extinguishers must be used as the primary extinguisher for each unit, placed in original holder in garage.

Charles had three items of concern:

- What the statutes state regarding response or approval of selecting paint colors
- The spending should be for necessities, not wants
- Conflict of Interest

Gary Strohauer clarified that under Florida Law, a "material alteration" of the common elements would require approval of the unit owners (Section 718.113(2)). That section requires approval of 75% of the unit owners for a "material alteration". If the Association governing documents require a lesser vote, then the requirements of the documents would prevail. Regarding the VOIE, the Statute and governing documents BOTH require a 75% vote.

Regarding assessment protocol, Mr. Stohauer needs to be provided with the parameters and exact information the assessment funds would address.

As for the Conflict of Interest, work to be completed by 2 M's Home Improvements will be put on hold until further clarification and proper procedure information is produced from Mr. Stohauer.

NEW BUSINESS: Jamie presented the twelve schemes designed by Sherwin Williams to the membership for feedback. Members present expressed their liking of Schemes 7, 6, and 10. Jamie will email all twelve schemes to the membership and ask for two choices as their favorite selection. All selections should be sent by Thursday.

Greg obtained a proposal from Fence Factory for \$18,200.00.

Greg received a bill from Mr. Strohauer for \$1,300.00 for attending our meeting.

Dennis provided his Boat Slip Agreement and payment for Slip #1. Charles motioned to accept Dennis' Agreement to take over Slip #1, and for Ken to remain the the #1 spot on the waiting list, Jamie seconded, motion passed.

A credit for front door replacement was discussed. Jamie tabled it for discussion and a vote at a later date.

Seal coating our road around and through our complex was discussed. Greg will obtain bids.

The Board will meet Sunday, March 24, 2019 at 8:00 AM.

ADJOURNMENT: Jamie motioned to adjourn at 9:04 PM, seconded by Charles, motion passed.