

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 March 11, 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: Greg Anderson, Risa Owens, Glen Hayes

CALL TO ORDER FOR BOARD MEETING: The meeting was called to order at 6:01 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.

OLD BUSINESS AND PRE-PAINT CONSTRUCTION:

Vice President Ken Schroeder reported on the following:

- **Fencing:** Smith Fence
Option A: \$13,220.00 and Option B: \$22,681.00. Approximately \$6,000.00 included in price for privacy fence. Greg will use Smith proposal as a reference to obtain two more estimates/proposals and provide at next week's meeting, March 18, 2019.
- **Electrical:** Fuller Electrical
Discussion of the proposal for power to the dock meters for \$9,450.00. The electric as is run from the 400 Building is illegal and not up to code. Jamie motioned to accept the Fuller dock proposal for \$9,450.00, Charles seconded, motion passed. The portion of the proposal for our property repairs are \$16,310.00 with \$280.00 of that total being unit owner responsibility, leaving a total of \$16,030.00. Jamie motioned to proceed with the electrical work for our property, excluding unit owner portion, Mona seconded, motion passed. Mona will email each unit owner of repairs needed that were determined by the electrical inspection.
- **Roofing:** Discussion of invoices submitted versus payments issued. Greg will follow up and report. Ken submitted an estimate from Albright Roofing for roof replacement for all buildings on our property with pricing for tile and shingle.
- **Aprons:** Ken will obtain pricing from Tom White.

- **2 M's Home Improvements:**
Discussion of proposals regarding Unit 1103, Unit 902, caulking, stairs, and mailbox repairs. One or more Board members will walk property and create list of needed repairs, then obtain pricing from Tom White and Marc. Jamie motioned to accept 2 M's Home Improvements proposal for Unit 1103 for \$700.00 and Unit 902 for \$270.00, Dennis seconded, motion passed. All Board members agreed that as long as Mona signs a Conflict of Interest form, there would not be an issue accepting Board approved work from Marc.
- **Tom White Change Orders:**
Dennis motioned to accept the Change Order submitted from Tom White for caulking, Ken seconded, motion passed. Jamie motioned to accept Change Order for staining decks providing Tom White will include both tops and underneath all decks and balconies for existing price, Charles seconded, motion passed. Greg will contact Tom White for final Change Order and report.
- **Sherwin Williams Spec:**
This spec was obtained and considered because of the higher quality paint used and the longer warranty given. Jamie motioned to rescind the decision of using Dyco on the condition Sherwin Williams is reviewed and accepted and Tom White agrees. Also, Sherwin Williams honors warranty as per spec and Tom White modifies all aspects of contract accordingly. Dennis seconded, motion passed.
- **Frontier:** Our goal is to identify who has land lines through a phone company, not associated with cable or modem. Mona will send email to all unit owners.
- **Fire Extinguishers:** Mona will email a reminder to all unit owners on the 13th in order to be prepared for Piper inspection on the 14th.
- **Deck Inspection:** Mona will email unit owners to inform them there will be an inspection from one or more Board members to assess for repairs.
- **Financial Projections:** Dennis submitted a projection packet regarding Painting, Deferred Maintenance, Roof Reserve, and Assessment Draft.

ADJOURNMENT: Jamie motioned to adjourn at 8:41 PM, seconded by Charles, motion passed.