

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, November 25, 2019 @ 6:00 PM; held at the Clearwater Yacht Club, 830 Bayway Blvd., Clearwater.

BOARD MEMBERS PRESENT: Jamie Patchett, Ken Schroeder, Charles Giarrizzo, Dennis Owens via call in, and Mona DesRosiers.

BOARD MEMBERS ABSENT: None

OTHERS ATTENDING: Tim Hendrix, Jack Dickson, Paul Ferguson, Dave Smith, Peter Kohut, Stuart Saltzman, and Mike Madden.

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.

APPROVE/WAIVE MINUTES: Jamie motioned to approve the October 28, 2019 Board of Directors Meeting Minutes and November 9, 2019 Budget Workshop Minutes. Charles seconded, motion carried.

OFFICERS REPORTS:

PRESIDENT/VICE PRESIDENT:

- We are still waiting on the City Permit for Unit 104. Drawings have been submitted and rejected twice.
- Scott from Tom White Painting will be completing touch ups on Buildings 100, 200, and 300.
- For the Phase III punch list, items are being addressed and a future walk around will take place.
- It has been reported that there is some blistering on the front door of Unit 504.
- We have received our community sign and the landscapers will dig the holes for the posts.
- When cleaning out the storage room at the end of 1004, it was discovered that some electrical wiring was run incorrectly from the storage to under the driveway. Fuller Electric will assess.
- Fuller Electric will provide pricing for lighting the VOIE community sign.

- Some rotting was discovered in the upper deck of Unit 304. The awning will need to be removed for repair. Jack (owner) will take care of this removal with the awning company.
- Landscaper will be observing the entire property to determine if anything needs to be addressed or replaced. Sprinklers will be adjusted to two times per week, with new sod (if any) at three times per week. There is a punch list to complete, so they will return next week.

TREASURER'S REPORT: The Treasurer's report was given by Dennis Owens. Based on the October statement, Operating accounts as of October 31, 2019 were \$89,034.43; Reserve accounts were \$167,230.69; Owner receivable accounts were \$3,846.00; and Total Assets were \$260,111.12. Dennis also provided a detailed Projected Cash Flow Analysis for the months of November, December, and January of 2020. A detailed Projected Reserves Balances report was provided from November 2019 to January 2020. Dennis provided a report of Pay Outs from Assessment Reserves from January through October. He also provided a report for Details for Projected Expenses through January. Details for Proposed Assessment report was provided, reviewed, and discussed. Options of payments were discussed and to be determined. Dennis will ensure breakdown of costs.

MANAGER'S REPORT: Tim provided report for November. There were no violations. Discussion of Assessments/Maintenance and Assessments/Special. (see aging report for details). Discussion of Maintenance/Administration: Worked with Coast to Coast and Cut-Rite on irrigation inspection and issues; Water leak at 605 resolved by All Grounds; Addressed issue at 203, 501, 604; Budget package mailed out on 11-18-19; Spoke with Pool Works on cost of pipe repair for west pool \$1200 to \$1500; Contacted Wild Out Animal Removal to set trap to catch animal by 101; Met with Dennis and Karen Browder to review financial status of Association. Regarding the boat dock slips, Tim will follow up with Mike Perez and Eddie Page to go to a User Agreement.

OLD BUSINESS: None

NEW BUSINESS:

- Annual Meeting is set for January 27, 2020 at Clearwater Yacht Club, 6PM.
- Election information to be mailed tomorrow.
- Check for refund of boat slip deposit to be mailed to unit owner 403.

ANNOUNCEMENTS: None

ADJOURNMENT: Jamie motioned to adjourn at 7:21 PM, seconded by Ken, motion carried.