

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, October 28, 2019 @ 6:00 PM; held at the Clearwater Yacht Club, 830 Bayway Blvd., Clearwater.

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

**BOARD MEMBERS ABSENT:** None

**OTHERS ATTENDING:** Tim Hendrix, Paul Ferguson, John Ricci, Dean Millhouse, Stuart Saltzman, Jack and Jo Beth Dickson, Barbara and Michelle Hoffman, Peter Kohut, and Lori Fudens.

**CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 5:59 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:** Dennis motioned to approve the September 23, 2019 minutes, Jamie seconded, motion carried.

**OFFICERS REPORTS:**

**PRESIDENT/VICE PRESIDENT:**

- Rocks have been placed behind the 400 building units.
- Drains installed behind Units 304, 804, 902, 101 are working properly.
- Stump behind Unit 304 was ground.
- All Grounds will attempt to rework guest parking space in front of Unit 304.
- All construction is now complete on Unit 405.
- Waiting on permit for Unit 104. Joist has been replaced, Terminix followed up and treated, no live infestation.
- Unit 603 has loose railing to repair.
- No Punch list for Phases 2 or 3 at this time.
- Paint is peeling at corner of Unit 902.
- Unit 803 reported roof leak, has been repaired.
- Unit 902 had a roof repair.

- Unit 1002 needs a roof repair, could not gain access to do the repair.
- Unit 603 roof repair is scheduled for 11-04-19.
- Our entrance sign is scheduled to be completed by 11-11-19.
- West pool repair work is scheduled for 12-16-19.
- Fencing along the church and VOIE property will be discussed for next year's budget.
- The cost of replacing mulch with rock under 27 units is \$15,480.00.
- The cost of removing the tall palms (41) along property is \$11,750.00. Cost to replace with 33 lower palms is \$12,000.00.
- Coast to Coast Sprinklers will meet with Tim and Dennis (Cut Rite) on Wednesday. They will fertilize on Tuesday.
- Docks have been stained/painted and caps have been sealed.
- Fuller Electric will be on property to complete the install of balance of lights.

**TREASURER'S REPORT:** The Treasurer's report was given by Dennis Owens. Based on the September statement, Operating accounts as of September 30, 2019 were \$113,811.56; Reserve accounts were \$163,221.52; Owner receivable accounts were \$2777.00; and Total Assets were \$279,810.08. Dennis also provided a Report/Summary for September 2019, a Payouts from Assessment Reserve Report, a Roof Repair Summary thru 10-28-19, and a Comparison Report for Flood Insurance Program for our property (Dennis will follow up on the information regarding buildings that have 5 or more units). There was a discussion regarding letters from HOA attorney for late assessment payments. There was discussion for door reimbursement to Unit 902. Dennis will email the Board a list of items to preview for discussion at upcoming Budget Workshop to be held on November 9, 2019, at 10:00 AM at Ameri-tech.

**MANAGER'S REPORT:** Tim provided report for October. There were no violations. Discussion of Assessments/Maintenance and Assessments/Special. (see aging report for details). Discussion of Maintenance/Administration. Tim reported that Unit 602 had live infestation with minor damage. It was treated locally.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ANNOUNCEMENTS:**

- Some bulbs on the docks need to be replaced
- The table on the deck area at 400 area has been dismantled to be disposed of
- Owner of Unit 403 inquired of boat slip deposit reimbursement

**ADJOURNMENT:** Jamie motioned to adjourn at 7:07 PM, seconded by Charles, motion carried.