

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, September 23, 2019 @ 6:00 PM; held at the Clearwater Yacht Club, 830 Bayway Blvd., Clearwater.

BOARD MEMBERS PRESENT: Jamie Patchett, Dennis Owens, Mona DesRosiers, and Charles Giarrizzo.

BOARD MEMBERS ABSENT: Ken Schroeder

OTHERS ATTENDING: Tim Hendrix, Paul Ferguson, Rich Bruer, David Jeroski, Jack Dickson, Peter Kohut, Wayne Goodworth, Stuart Saltzman, John Ricci, and Dean Millhouse.

CALL TO ORDER FOR BOARD MEETING: The meeting was called to order at 6:03 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 July 15, 2019 minutes, Dennis seconded, motion carried.

OFFICERS REPORTS:

PRESIDENT/VICE PRESIDENT:

- Jamie reviewed the construction updates:
 - a. Landscaping to continue in Phase II
 - b. General repairs mostly complete
 - c. Dock repairs
 - d. Fence along north property and church still in discussion
 - e. Message boards have been relocated
 - f. Pool cleaning and equipment
 - g. Sprinkler maintenance ongoing
 - h. Punch list
 - i. Roofing continues
 - j. Pool contractor scheduled for mid November
 - k. Electrical/lighting mostly complete
 - l. Pool equipment fence
 - m. Drainage issues

- n. Driveway and street repairs to be discussed after completion of contractor work
- o. Work progressing at Unit 301
- West pool has been closed. Tim will reach out to Rick for information.
- Roof leak in Unit 902. Pictures submitted. Roof repair/replacement in progress.

TREASURER'S REPORT: The Treasurer's report was given by Dennis Owens. Based on the August statement, Operating accounts as of August 31, 2019 were \$53,135.72; Reserve accounts were \$163,812.97; Owner receivable accounts were \$2214.00; and Total Assets were \$219,162.69. Dennis also provided a Report/Summary for August 2019, a Report of Pay Outs from Assessments Reserve, a Report of our Insurance Policy Summary of Coverage with savings of approximately \$24,000.00, and a Roof Repair Summary through 9-4-19.

MANAGER'S REPORT: Tim provided reports for August and September. There were no violations for either month. Discussion of Assessments/Maintenance and Assessments/Special. (see aging report for details). Discussion of Maintenance/Administration. Tim reported that he will send proposals for Terminix and Nature Zone regarding pest control for our property and will factor the costs into the 2020 budget.

VOIE SIGN: Mona provided update on our community sign. We will revisit this information after completing payments for current repairs.

ROAD REPAIR: Tim presented a proposal from Parking Lot Services for repairs.

POOL EQUIPMENT: We have proposals to review and discuss.

(Fence and Insurance covered in Construction Updates)

OLD BUSINESS: Discussion of the following:

- a. Pile of landscaping debris behind the 300 building. Tim will contact Cut Rite to pick it up.
- b. Drainage behind Unit 304. Jamie will contact All Grounds to address the issue.
- c. Unit 402's mailbox and post need to be assessed for repair.
- d. Pool furniture invoice-Tim will check and confirm.
- e. No invoice received yet for Insurance Appraisal completed for the VOIE requested by Nichols.

NEW BUSINESS: Tim provided a Spectrum Proposal for internet plus cable to review, discuss and possibly include in the 2020 budget.

ANNOUNCEMENTS: Tree in front of Unit 104 area needs trimming and a Sagle Palm was donated to landscaping from Unit 105 (Tim will contact landscapers to handle both).

ADJOURNMENT: Jamie motioned to adjourn at 7:38 PM, seconded by Charles, motion carried.