

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, April 26, 2021 @ 6:00 PM; held @ Ameri-Tech Community Management, Inc., 24701 US Hwy 19 North, Suite 102, Clearwater.

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

BOARD MEMBERS ABSENT: None

OTHERS ATTENDING: Tim Hendrix and see sign in sheet.

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.

APPROVE/WAIVE MINUTES: Dennis motioned to approve the following Minutes:

- 2021 Budget Adoption Meeting, November 23, 2020
- Board of Director's Meeting, November 23, 2020

Charles second, motion carried.

OFFICERS REPORTS:

PRESIDENT/VICE PRESIDENT: None

VICE PRESIDENT: In Agenda

TREASURER'S REPORT: None

MANAGER'S REPORT: Report given by Tim Hendrix. There were no violations. Delinquencies for Maintenance are \$1,536.00 and for Boat Slip is \$0.50.

Summary: Terminix has been contacted for Units 202, 605, and 801. Albright has been contacted for Units 105, 402, and 801. Storm drain has been repaired. Deck repair for Unit 602 (dropped) and 1201 (rot). Proposal from BA Services for drywall repair is \$275.00 for Units 503 and 504. Cut Rite has been contacted for sprinkler repair behind Unit 603. F&H Contracting has been contacted concerning power box. Boat slip lease for Unit 401 has been rented as of April. Application and interviews have been completed for Units 402 and 1201. An email came

in today regarding an electrical wire(s) dipping into the water at the docks. Tim will send notice to the owner in Unit 401.

OLD BUSINESS:

- **Tree Trimming:** Cut Rite has trimmed down the hedge around the perimeter of our property. Their contract does not include some of the trimming we need to have done. It was recommended for a small group of volunteer homeowners to identify the trees/plants that will need to be addressed and cut away from our buildings. A weekend will be scheduled to accomplish this task.
- **Construction Updates:** An inspection was completed at Unit 801 for work thus far, including hurricane straps. There will be an electrical and framing inspection on Wednesday and the slider will be installed on Thursday. Homeowner is still waiting on permit for the roof. Homeowner has recorded 19.5 hours of time so far.
- **Fence/Hedge-CMA Contribution:** Peter gave a summary of our meeting with the City and the CMA. Regarding the CMA parking in the church lot and its potential effect on the VOIE, Tim will obtain estimates for a type of drainage between the church and the VOIE. Recommendations are to check the zoning for the church, meet and speak with the Church staff again, and meet and speak with the City and CMA again.
- **Roof Updates:** Unit 801 has had a repair. Regarding Unit 105, Albright does not want to replace, only repair. Dana Root from the City forwarded an email that explained a code passed in 2002: Code 706.1.1-“Not more than 25% of the total roof area or roof section of any existing building or structure shall be repaired, replaced, or recovered in any 12 month period unless the entire existing roofing system or roof section is replaced to code”. This email also states that if the first half of your roof conforms to this code, and you replace the second half, this section of code does not apply. We will shop for roofing companies to consider for the VOIE exclusively. We will recommend to all homeowners to complete an annual self-inspection in their units.
- **Pet Rules/Revision of Codes:** The Board is considering revising the pet codes here at the VOIE. The revision would potentially allow only 2 pets (dogs or cats only), with each weighing no more than 25 LBS. Any larger pets on property already are considered “grandfathered in”. Tim will send out information to homeowners to receive their feedback, and upon completion, the Board will reconvene and decide.
- **Dock Lighting:** New amber colored bulbs have been installed at the docks.
- **Paint:** Sherwin Williams found our job code for the colors of our complex. We will update on the webpage.
- **Terminix:** Issues continue with Terminix. For example, Unit 605 was scheduled with Terminix and they were a “no show”. After Unit 202 was addressed, Terminix was supposed to provide a report to Tim, and they did not. Tim will obtain proposals in June, then we will budget for tenting to take place in our complex.
- **Mulch:** The quote for this job was for 2” of coverage, and now there are some void spots. The Board will address this with Dennis of Cut Rite, as well as some items not being picked up or cleaned, such as a pile of broken glass that has been left for weeks now on property.
- **Roadway in VOIE:** We reviewed the previous estimate and decided to get updates on costs for the road through our property.

NEW BUSINESS:

- **Entrances:** The Board has a concern of how our entrances hold water, as they are not sloped like the new sidewalks installed. Peter will work with Tim to contact the City regarding this matter and await a suggested resolve.
- **Spectrum:** Our contract is coming up October 14, 2021. We would like to exercise our 90-day option and opt out. Jamie has already shopped other options to save the VOIE substantial money and put those funds to better use. Tim will contact the Spectrum rep for the VOIE and discuss options. No decisions will be made until we obtain further information.
- **Wind Mitigation:** The last report for the VOIE was in 2013, where black and white photos were produced. Insurance companies now require color photos. WE received an estimate from FPAT for \$975.00 to provide and updated report with color photos. This will be on a “per building” basis and should happen within the next few months. Charles motioned to approve and accept the proposal from FPAT, Jamie second, motion passed.
- **Lighting of VOIE Sign at Main Entrance:** Tim will obtain estimates and share.
- **Entrance No Trespassing Signs:** This item is tables until further notice.
- **Utility Work:** Contractors with F&H Contracting were performing work on our property at the east end for 5G towers. They spray painted the areas at that east end. These contractors are hired by Duke Energy.
- **ADA Paths:** The budget, as well as the knowledge, will need to be assessed and recommended. Tim will contact companies to obtain that information with estimates to consider.
- **Roof Ventilation:** Peter supplied a packet of information to the Board to consider installing air vents to alleviate some heat in our attics. The price installed is \$575.00. It was suggested to contact Duke Energy for a possible rebate or credit if the air vent was installed. It was mentioned that the soffit vents were replaced on the east side, but not the west side. Dennis will research billing for information. Jamie will follow up on this matter.
- **Unit 702:** Tim will obtain information for homeowner.
- **Slip #8:** It was brought to the Board’s attention there are two jet skis parked in front of a boat in Slip #8, stating a possible liability. Charles explained they are his and will forward copies of registration and insurance to Tim.

ANNOUNCEMENTS: Jamie accepted Dennis Owens’ resignation, effective April 26, 2021.

- **Appointment of Board Member and Treasurer:** Jamie nominated Paul Ferguson as Board Member and Treasurer, effective April 26, 2021. Jamie motioned to approve and accept Paul Ferguson, Charles second. Motion passed.

ADJOURNMENT: Peter motioned to adjourn at 8:12 PM, seconded by Charles, motion passed.