

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; Thursday, August 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 (via ZOOM), Paul Ferguson, 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 6:00 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: Paul motioned to approve the following Minutes with the added amendment: Charles objected to the motion and vote taking place under "Announcements" instead of listed on agenda.

- Board of Directors Meeting, July 27, 2021

Charles second, motion carried.

OFFICERS REPORTS:

PRESIDENT: None

VICE PRESIDENT: In Agenda

TREASURER'S REPORT: Report given by Paul Ferguson. Paul presented to the Board a Treasurer's Report/Summary spreadsheet for July 2021 (see attached).

As of August 25, 2021, Total Operating is \$206,739.97; Total Reserve is \$74,673.15; Total Delinquencies is \$671.00; and Total Assets is \$282,084.12.

MANAGER'S REPORT: Report given by Tim Hendrix. There were no violations.

Delinquencies for Maintenance are \$667.00 and for Boat Slip is \$0.00.

Summary: Sent signed contract to NaturZone.

- Pest Control - contacted NaturZone for units 105, 504, 605, 901, 1201, 1302, 1303 and 1304
- Roof issues – contacted Green Minority for units 404, 901, 903 and 1003.
- Sealcoat and repair - met with Suncoast Paving and Peter to discuss underdrains and area to be repaired. Initially Suncoast Paving said they could handle the underdrains but later recommended to get an engineer to provide a report first.
- Underdrains – meeting with Bob Hugenschmidt scheduled for September 9th. Meeting with GC (recommended by All Phase Paving) next week who specializes in underground drains.
- Maintenance Repairs – 901 (mailbox) – completed 08/13/21.
- Landscape – proposal to remove trees provide by Cut-Rite. Proposal from 304 approved.
- 1200 power issue – completed
- Trash Service – contacted City of Clearwater concerning 2 missed pickups on Monday's.
- Insurance – insurance proposal provided by Great Florida. PCS Insurance Group declined to provide a proposal due to age of roofs.

OLD BUSINESS:

- **Grounds**
 - We received the estimate from Cut Rite (\$8,055.00) and will not move forward with this work until around October. In the meantime, Tim will obtain two more bids.
 - Hedge discussion tabled until next meeting.
 - Underdrains and Paving- It was recommended that when Tim and Peter are finished meeting with the reps from each company, we will then schedule a Board meeting to discuss and decide based on information obtained at the meetings.
 - Entrance Signs- Mona is waiting for the final proposal from UVB. Once received, will forward for signatures.
 - Entrance Curbs- The City has completed the curb work on Windward Passage but has yet to address our curb problem on Larboard. Peter will contact the City for information regarding this repair.
- **Roofing**
 - Roof Vents- Discussion regarding the HOA responsible for fee of ridge vents to be installed on all roofs for uniformity, installed when replacing roofs vs. if homeowner wants immediately. Suggested placement would be from the interior of the property, not exterior/perimeter of property. Based on discussion, Jamie suggested we take the following steps: 1) Tim will prepare the documentation for a community vote of the ridge vents (material alteration). 2) Place ridge vents across the top of roof line. 3) HOA will assume responsibility after warranty from manufacturer expires. Charles motioned to vote the material alteration of ridge vents to the community. Paul second. Motion passed with one no.
 - Roofs and Long-Term Plan- Peter suggested redoing all roofs where tile is to be removed, installation of new membrane, and reinstall metal instead of new tile.

Jamie discussed the lack of funds we currently have for this plan and wants more research and information. Max and Jo Beth will work with Peter to obtain information regarding costs of new tile vs. metal. Peter has begun research with Michelle at Green Minority. Tim discussed the probability of the City not allowing half roofs/repairs to be completed anymore and that Michelle from Green Minority suggested a long-term plan for roofs is inevitable.

- **Miscellaneous**

- CMA/City Update- Jamie explained that no determination has been made yet, so this is tabled until next meeting.
- Insurance- Chelsea Chapman with Great Florida Insurance attended this meeting to explain renewal options and answer any questions from the Marketing Summary and the Village Insurance Program. She recommended Admitted policy, can send previous appraisal to other carriers, replacement costs up to value only, will proceed with 2019 values, will contact GAB and 2 others, and email the Board. For our policy, the Board agreed to delete the following: Mold and sewer back up, Environmental Impairment Liability, and Legal Defense Gap Liability. Decision to pay the policy in full. Jamie motioned to approve the Premium as is without the three deleted items, Charles second, motion passed.
- Dockmaster Appointment- Peter motioned Dennis Owens to Dockmaster. Discussion followed. Mona second. Motion passed with three yes votes and two no votes.

NEW BUSINESS: None

ANNOUNCEMENTS: Jamie addressed the Board with his frustration of the negative emails, comments, etc.

ADJOURNMENT: Jamie motioned to adjourn at 8:15 PM, seconded by Paul, motion carried.