

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; Tuesday, July 27, 2021 @ 6:00 PM; held @ Ameri-Tech Community Management, Inc., 24701 US Hwy 19 North, Suite 102, Clearwater.

BOARD MEMBERS PRESENT: Peter Kohut, Paul Ferguson, Charles Giarrizzo, and Mona DesRosiers.

BOARD MEMBERS ABSENT: Jamie Patchett

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 Vice President Peter Kohut.

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: Peter motioned to approve the following Minutes:

- Board of Directors Meeting, April 26, 2021

Paul 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 June 2021 (see attached).

As of June 30, 2021, Total Operating is \$174,945.02; Total Reserve is \$90,635.57; Total Delinquencies is \$1,256.00; and Total Assets is \$266,836.59.

There was a charge of \$110.00 from JJ Construction regarding Unit 801. Owner of 801 will send payment to HOA for this amount.

MANAGER'S REPORT: Report given by Tim Hendrix. There was one violation for Unit 104 for dog not on a leash.

Delinquencies for Maintenance are \$661.00 and for Boat Slip is \$0.00.

Summary: Terminix has been contacted for Units 105, 304, 501, 605, 902, 1201, 1302, 1303, 1304, and 504. Discussion of proposals for pest control with Terminix, Pestguard, and NaturZone. Roof issues in 105, 401, 404, 602, 903, 1103. Discussion of sealcoat and repair proposals with ACPLM, PLS, All Phase, and Suncoast. Deck repairs for 105, 202, 602, and 1201 have been completed. Boat dock repairs were made using 6 dock boards and 6 L brackets. Maintenance repairs include 901 mailbox, and 902 door. Fuller Electric will continue repair for Building 1200 on August 12. Cut Rite has been notified of sprinkler issues between 800-900 buildings, and between 803 & 1103. The application was received, and interview completed for tenants for Unit 1203.

OLD BUSINESS: None

NEW BUSINESS:

- **Grounds**

- We are waiting for Cut Rite to give an estimate to complete work on trimming the tall palms and trees and removal of dead tree on list provided by Jamie and Tim.
- The dead sod has been treated for chinch bugs. It will take time for the sod to come back, but it was recommended to consider planting new sod in those areas.
- Hedge discussion tabled until next meeting.
- Underdrains- The Brotherton Company was engaged in 2017 (see copy of email). Peter motioned that Tim contact this company to obtain a construction spec/cost proposal since they had done the preliminary work. Charles second. Motion carried.
- Paving- Discussion of comparison sheet. Tim will contact Suncoast to reevaluate the original estimate to NOT include the area of driveway from the middle drive to approximately Unit 1201 (north side of property), until underdrains are considered/determined. Charles motioned that Tim contact Suncoast Paving to walk our property with Peter. Peter second. Motion carried.
- Entrance Signs-Peter motioned to accept the proposal from UVB and hire them to install our three "No Trespassing" signs. Paul second. Motion carried.
- Entrance Curbs- The City has begun road work and curb work on Windward Passage at the south side of our property. We will close that entrance into our property for 7 days and Tim will contact the City regarding trash pick up on Monday.

- **Roofing**

- Roof Vents- Discussion of specs (Unit 401 install and photo) and responsibility. It was stated that a roof vent is not a material alteration. The Board just learned that Unit 103 installed a roof vent. Tim will contact Attorney Strohauser to confirm if roof vents are a material alteration or not, as well as determining the responsible party for installing, repairing, maintaining, or changing a roof vent.
- Unit 1103- Peter motioned to approve the repair by Albright for \$1,300.00. Paul second. Motion carried. (see email that states Albright will not warranty their repairs because our roofs are so old).
- Unit 105- Peter motioned to approve proposal from Green Minority to make the repair with the understanding that plywood is included in the amount of \$9,000.00. Charles second. Motion carried.

- Unit 602- Tim will contact Green Minority to include a cricket at the chimney on this repair.
- Unit 404- Jamie previously approved.
- Long term plan- Tabled until next meeting.
- **Miscellaneous**
 - Terminix- Discussion to move forward with another pest control company. Charles motioned to terminate Terminix, Peter second. Motion carried.
 - Pest control- Discussion of NaturZone's agreement. Charles motioned to accept the Dry Wood Termite Spot Treatment Service Agreement from NaturZone only and forego the monthly rodent control, interior pest control at owner's request, and monthly exterior pest control. Peter second. Motion carried.
 - CMA/City Update- Peter explained that no determination has been made yet, so this is tabled until next meeting.
 - Disaster Recovery Plan- Tabled until next meeting.
- **Next Meeting-** No date determined.

ANNOUNCEMENTS: Peter motioned Dennis Owens as Dockmaster, effective immediately. Paul second. The vote has three "ayes" and one "no" by Charles. Motion carried.

Amendment: Charles objected to the motion and vote taking place under "Announcements" instead of listed on the agenda.

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