

THE VILLAGE ON ISLAND ESTATES

CONDOMINIUM ASSOCIATION

240 WINDWARD PASSAGE

CLEARWATER, FL 33767

SUBJECT: BOD Meeting, Tuesday, April 12, 2022 @6p.m. held at CMA, Windward Passage

BOARD MEMBERS PRESENT: All (Kohut, DesRosiers, Ferguson, Wood, Schroeder)

OTHERS ATTENDING: Tim Hendrix, Mgr., Karen Maller, Atty for VOIE, Chelsea Chapman, VP of Great Florida Insurance Agency, Owners (see attendance sheet)

CALL TO ORDER: By Pres. Kohut at 6p.m.

CERTIFICATION OF NOTICE: Properly posted on east and west bulletin boards and 48 hour notice given to members by email

DETERMINATION OF QUORUM: All 5 Board members present

APPROVAL OF MINUTES: Motion made, seconded and carried unanimously to approve and waive reading of minutes of March 22, 2022

REPORTS: Dockmaster Owens not present

President: Kohut introduced our new atty. She gave a summary of her qualifications and experience.

Directed secretary to send eblast to members re: parking during paving.

Update on Roof Project included specs sent to Project Manager Phil from Ameritech and contact attempted with Christina Grubbs, another prospective Project Manager.

Vice Pres: DesRosiers reported that new handyman Chris completed repairs at units 1301, 1101, 1304, and 602.

Attempt will be made to find owner of the kayak tied up on our dock.

Notification will be made to owners in the 400 building to remove storage from under their decks.

Treasurer: Ferguson gave financial report. See attached

Secretary: Wood said lampposts are in working order and all were instructed to contact her for outages. Also showed picture of lawn signage for discouraging dog poop violators.

Mgmt: Hendrix sent delinquencies to collection, paving by All-Phase will commence 4/14

OLD BUSINESS: Kohut and Schroeder will meet with Dr. Powell and Lisa Oliver of CMA to continue dialogue in an attempt to resolve long standing issues regarding noise abatement and damage to our drainage system.

Kohut and Schroeder will meet with City Mgr. Jennings to discuss city's help with parking, curbing, etc. on May 12

Sedimentation tank issue was tabled (awaiting information)

Cut-Rite Contract was tabled (awaiting information)

NEW BUSINESS: Documents: Motion made, seconded, and approved unanimously to authorize our atty. to review our governing documents for possible revisions.

Insurance: Chelsea Chapman, our Ins. Agent, introduced herself citing knowledge and experience, and explained at great length the real time position we are in and how we got here. Our insurance was due to expire at 12:01a.m. on April 12, 2022 due to receivership of Avatar, our insurer. Chelsea shopped over 60 agencies and because of the age and condition of our roofs, non were willing to insure the VOIE in it's entirety. We were forced to go with state run Citizens Ins.for wind and hail, Aspen Ins. for all other property damage, and coverage began immediately. Prorated rebate from our prepaid premium will take 6-8 months to receive. Financing of our new policy to be determined. Cost has increased from \$123,000 to \$263,000. Deductibles have increased as well. When re-roofing is completed, we can shop the marketplace for other options. In late summer we will be required to re-appraise our property which now stands at 13million and projected to be raised to over 18million.

Unit owners speaking were: Dale Wood/801, JoBeth Dickson/304, George Alexiou/601, Joe Ponzio/902, Ron Finger/301, Darryl Hickman/1203, Stuart Saltzman/403, Dean Millhouse/405

Meeting Adjourned at 8p.m.

Next Meeting Tuesday, May 10th.

DRAFT