

THE VILLAGE ON ISLAND ESTATES DONDOMINIUM ASSOCIATION

240 WINDWARD PASSAGE, CLEARWATER, FL 33767

TO: All board members

FROM: Max Wood, Secretary

SUBJECT: Board of Director's Meeting, August 22, 2022 6:00 PM held at Ameri-tech Community Management, Inc., 24701 US Hwy 19N, Clearwater, FL 33767

BOARD MEMBERS PRESENT: Pres. Peter Kohut, VP Mona DesRosiers, Sec. Max Wood, Treas. Paul Ferguson. Absent was Ken Schroeder, At Large Member

OTHERS ATTENDING: Tim Hendrix-Property Mgr., Karen Maller-Atty., Eddie Page-CPA, and Members in person and on Zoom. (see attendance sheet)

CALL TO ORDER: Pres. Kohut called meeting to order at 6:00 PM

CERTIFICATION OF NOTICE: Sec. Wood reported that notice was posted on both bulletin boards and email sent to VOIE Members by email

DETERMINATION OF QUORUM: Quorum of Board Members established

APPROVE/WAIVE READING MINUUTES OF JULY 12, 2022 BOD MEETING: Mona made motion to approve/waive reading of 7/12/2022 meeting, Paul second, motion carries unanimously

OFFICERS' REPORTS: Pres. Kohut: explained we received a report from the church regarding their opinion on the poor drainage from their parking lot onto our property. We will continue to pursue this issue hoping to get a favorable outcome.

Members who failed to present their fire extinguishers for annual inspection will be contacted re: a new scheduled date. Pres. Kohut will seek volunteers for this. Kohut will do building 100, JoBeth Dickson will do buildings 300 & 400.

VP DesRosiers: the table/benches for the Vista area have arrived and will be put together shortly.

Treasurer Ferguson: gave the monthly financial report noting replacement of roof on 401, loan payment for shortfall of insurance premium.

Property Manager Tim Hendrix: incidental damage at 900 building during tenting, replacement of rusting dumpster, inspection of grassy areas appearing in distress

Dockmaster Dennis Owens: delinquency of paperwork notices given to slip renters, will do a survey of dock needs, vacating of slip #2 by Dave Smith will go to next person on the waiting list.

OLD BUSINESS: Roof update : Kohut reports the best estimate at this time for the roof replacement project is \$639,000 and may be adjusted up or down depending on needs as the project moves forward. The real number will not be known until the project is completed by Dynamic Roofing. Schroeder is the liaison between Christina Grubbs, Project Manager and VOIE. Tile will be delivered on or about Nov. 8th. Work will begin the middle of October on buildings 1100, 1200, and 1300.

Underdrain update: Kohut reports that work on the underdrain hopefully will begin when the buildings listed above have had their roofing work completed. The best estimate at this time for the underdrain work by Nichols is \$75, 500.

Insurance update: Hendrix reports that new appraisal done this month showed an increase in value of \$365,740. Our new insurance policy renews on 8/27/22 and shows an increase in premium of \$1290.57. Tim will follow up on concerns raised by insurance company re: umbrellas and locks on the private gates on decks surrounding the pools.

CPA: Eddie Page spoke on financing of our projects. Stated that the Line Of Credit the Board has established allows us to get the projects done asap. We will pay interest only until both projects are done (roofing and underdrain) and then we will convert the LOC to a fixed loan where the repayment will change from interest only to principal and interest. Members will be asked to weigh in (by filling out a questionnaire) on possible repayment options such as lump sum repayment, several year repayment options.

Violations/Observations: Wood spoke on 2 day investigation (walking the entire property and documenting concerns) by herself and DesRosiers for the purpose of identifying problem areas on the VOIE property and ideas for corrective measures. The findings will be made known at the next BOD Meeting. Members will be asked to fill out a questionnaire (which will be sent by email) asking which laws should be eliminated, modified, or enforced. A 3 person Fining Committee will be established (no Board members or spouses) to act as liaison between the violator and the VOIE. Please contact Sec. Wood if you are willing to serve.

NEW BUSINESS: Record Inspection: Rules presented by Atty. Maller that will provide structure and accountability when requesting access to records. Motion made by Wood, seconded by DesRosiers to accept the Rules as presented. Motion carries unanimously. These Rules will be posted on the VOIE website. (thevillageonistandstates.com)

Approaching BOARD Members on Property: Do not approach Board Members on property re: VOIE issues. Contact the Property Manager or attend a meeting.

VOIE Directory: Members are reminded that the VOIE Directory is for the use of the Board and Property Manager and should not be used by individual Members to contact the Community. This is to prevent the spreading of false information.

Comments: Hendrix stated vaulted ceilings cannot be treated for termites. The only remedy is tenting. Copies of Violation Notices will be sent to the Board in real time.

Dennis Owens is dismayed that it has become necessary to institute rules re: access to records, but understands the need.

Fuden, Jeroski, and Saltzman requested that Eblast be sent re: repayment of loan options and project update

Abate, Fuden expressed desire to pay back loan quickly

Hickman asked questions regarding delinquencies in repayment of loan. Atty. Maller explained laws already in place to deal with that matter.

Sec. Wood recognized Risa Owens for work removing pest nests on some buildings and assisting with tenting, MaryEllen Rose for reviewing the violations/observations report and providing expertise, and Mona DesRosiers for physical labor in dealing with landscape issues. Thank you for your community service.

ADJOURNMENT: Motion made by DesRosiers, seconded by Ferguson, carries unanimously to adjourn at 7:40 PM.

NEXT MEETING SEPTEMBER 13, 2022 AT 6:00 PM at CMA