

THE VILLAGE ON ISLAND ESTATES  
CONDOMINIUM ASSOCIATION  
240 WINDWARD PASSAGE  
CLEARWATER, FL 33767

TO: All Board Members  
FROM: Max Wood, Secretary

SUBJECT: Minutes of BOD Meeting of February 9, 2022 at CMA

BOARD MEMBERS PRESENT:

Peter Kohut, Mona DesRosiers, Paul Ferguson, Max Wood, Ken Schroeder

OTHERS PRESENT:

Tim Hendrix, Mgr, George Loumakos of Flagship Bank, see sign in sheet

CALL TO ORDER:

Peter called meeting to order at 6:08

CERTIFICATION OF NOTICE:

Secretary Max reported that the notice was posted on the east and west bulletin boards per proper notice

APPROVAL/WAIVE MINUTES:

Minutes of Workshop 10/19/22, BOD Meeting 10/19/22, BOD Meeting 11/30/22 approved. Motion to waive reading made by Mona, second by Paul, all approve.

GUEST SPEAKER:

George Loumakos of Flagship Bank gave presentation on possible financing options for future projects. Has expertise in lending in our Island Estates Community and Pinellas County

REPORTS: Dockmaster:

Dennis Owens gave status report (slips 100% occupied and 2 on waiting list) Instructed on how to get on waiting list.

Roof Report:

Given by Peter Kohut. Information gathered by Peter, JoBeth Dickson, And Max Wood over a several month period. Discussion followed with attendees including how roofs impact insurance, Dennis Owens will provide a log of past roof issues, agreement that this is an ongoing project that requires much more information to determine actual need. Next step will be to complete the 8

slopes on Bldgs 100, 200, 600.

Underdrains:

Mona and Peter met with CMA re: help funding the necessary work because of impact of church parking on the problem. Peter presented information on bids and engineer's drawing.

Retention Basin (at Vista):

Peter presented proposal by Florida Jetclean to clean out pipe/pit which has been accumulating silt for many years. Discussed need for proper tank maintenance. Proposed cost is \$7546. Three companies were interviewed and only 1 responded. Work will go forward when cost is verified with Jetclean.

Search for New Attorney:

Tim submitted a list of prospective attorneys for replacement of the current attorney, someone who can better serve our Village going forward with our future needs, such as amending documents, dealing with the City, etc.

Service Road Maintenance:

Peter submitted a bid by Allphase to have the work done. Motion was Made by Paul, Ken second that work to begin once the sum of \$5650 is confirmed. Motion passed unanimously.

Termite Inspections:

13 unit owners signed up for inspection on 2/10/22 by Naturzone, our new Termite company. We will investigate the possibility of adding inside and/or outside pest control to our contract to determine if this would be a cost/convenience benefit to our owners. We'll discuss this on 2/10 during the inspections when Naturzone is on the property.

Fencing:

Owners John Ricci and Lisa Worms explained the need of fencing because of ongoing trespassing. Discussion of fencing vs. bushes. Peter will talk to the Presidents of the other 2 residential communities on our street re: the trespassing issue.

Pool Equipment:

Ken talked about need to replace our pool equipment which is not functioning properly.

Boat Slip Privatization:

Peter brought up the fact that this may be useful to raise money for high cost projects that are facing us. Max did a review of 8 slips on Island Way that have sold from 40,000 to 90,000.

**Insurance:**

Dave Smith (owner and insurance agent) is gathering information on our present insurance and what we must do to remain insurable.

**Parking:**

John Ricci shared past information. Max did a day and night survey of cars parked outside of garages. Discussion ensued and it was agreed that an email will be sent to all owners advising them of the parking rule that is currently in place.

Adjournment: 8:15 p.m.