

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

TO: All board members

FROM: Max Wood, Secretary

SUBJECT: Board of Director's Meeting, July 12, 2022 6:07 PM (immediately following Member's Mtg.), 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, Ken Schroeder, Treas. Paul Ferguson attending on Zoom

OTHERS ATTENDING: Tim Hendrix, Property Manager, Karen Maller, Atty., and Members (see attendance sheet)

CALL TO ORDER: Pres. Kohut called meeting to order at 6:07 PM

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

DETERMINATION OF QUORUM: Quorum of Board Members present

APPROVE/WAIVE MINUTES OF JUNE 14, 2022 MEETING: Ken Schroeder motioned to waive reading and approve minutes, Sec. Wood 2nd, passed unanimously

OFFICERS' REPORTS:

. Pres. Kohut reported on the ongoing problem of owners leaving trash outside the dumpsters and not breaking down boxes. Tim Hendrix was asked to contact the city and find out why our recycling dumpster was not emptied twice this week. Also asked Tim to report to the city that dumpster outside Unit 105 is rusting on the the bottom (#157053). Thank you to Dale Wood (801) for cleaning up the recent mess

.Pres. Kohut reported that NO PARKING signs on Windward Passage across from CMA had been removed but were replaced 2 days ago after a meeting with Jeremy Alleshouse, parking director, Ken Schroeder, and Kohut.

.Pres. Kohut reported that at this time, pump noise from CMA has abated further.

.Pres. Kohut reported that the issue of drainage continues to be addressed

.Pres. Kohut reported that Flagship Bank was accepted as our lender for our Project. It is a one million dollar line of credit

.Treas. Ferguson gave monthly report by zoom

.Property Mgr. Hendrix reported that of the 2 bids for tenting, Haskell at \$4698 and Pestguard at \$8300, he recommends Haskell (who has done tenting on our property in the past) Motion to accept Haskell bid made by Schroeder 2nd by VP DesRosiers, passed unanimously. Arrangements will be made to tent 900 building . Sec. Wood asked Tim to make sure good communication with 902 takes place because of their present family situation

.Tim reported that NaturZone had indicated they did not have the proper equipment to reach the vaulted ceilings in some units. Tim will follow up on that

.Tim reported that IP Risk is the company being looked at for doing the appraisal of VOIE due in August. VP Desrosiers motioned to accept bid of \$1995, Schroeder 2nd, unanimously passed

.See Mgrs. Report

. Ken Schroeder reported that the mulching will be finished within 2 days

.VP DesRosiers spoke on roofing project bidders, citing Dynamic roofing bid included price and delivery guarantees, start date of Oct. 1, 2022, complete date of Feb 25, 2023. Price includes 38 whole roofs, 8 half roofs, and ridge vents. Estimated cost is \$639,000 but does not include unanticipated charges for extra plywood. Contract signing deadline is end of July to insure tile price. Motion made by Pres. Kohut, 2nd by VP DesRosiers to accept Dynamic bid, passed unanimously.

.Atty. Maller discussed the new Milestone Law, SB4, and possibilities in handling violations of our rules. Reported that roofing Project Manager Grubbs is a licensed engineer and will give us a discount on the engineering study mandated by the new law since she will already be on site. She said right now, Dec. 31, 2024 is the absolute deadline for HOA's to implement the new laws which include fully funding reserves and engineering study for safety of buildings 3 stories and taller. For anyone wishing to contact our State Rep, we are in District 66 and his name is Nick DiCeglie.

. Sec. Wood reported that she had asked former treasurer Dennis Owens to put together a preliminary projection of the cost to the VOIE to implement the new laws. We are grateful for his input. Thanked Swank 1303, Christofferson 605, J. Hickman 1203, Fuden 1102, and Hoffman 603 for their recent suggestions based on facts. Tim was asked to post on our website the 2 State laws (Milestone Inspection and Reserve Study)

MEMBERS COMMENTS: Saltzman 403 asked if we had an estimate for the cost per unit for the roofing and underdrain project and Kohut replied the latest estimate is \$17,000, Owens 901 explained projections for implementing new laws, Ricci 303 suggested looking at another termite company because of ladder issue, Giarazzo 504 suggested forming a protocol for tenting, Worms 1302 advises avoiding litigation and identifying violations, D. Hickman 1203 said the amendment that failed was not clearly explained, Rose 1301 offered legal advice

ADJOURNMENT: Schroeder made motion, VP DesRosiers 2nd, motion to adjourn. Passed unanimously, Adjourned at 7:32 PM

