

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

TO: All board members

FROM: Mona DesRosiers, Vice President

SUBJECT: Board of Director's Meeting; Tuesday, June 14, 2022 @ 6:00 PM, held @ Ameri-Tech Community Management, Inc., 24701 US Hwy 19 North, Suite 102, Clearwater.

BOARD MEMBERS PRESENT: Pres. Peter Kohut, VP Mona DesRosiers, Treas. Paul Ferguson, and Ken Schroeder

BOARD MEMBERS ABSENT: Secretary Max Wood

OTHERS ATTENDING: Tim Hendrix, Attorney Karen Maller, and see sign in sheet.

CALL TO ORDER FOR BOARD MEETING: The meeting was called to order at 6:00 PM by President Peter Kohut.

CERTIFICATION OF NOTICE: Mona DesRosiers reported that the notice for the meeting had been posted on the east and west bulletin boards and emailed to VOIE community, which constituted proper notice.

DETERMINATION OF QUORUM: Duly posted. Quorum of the board.

APPROVE/WAIVE MINUTES: Mona motioned to approve the following Minutes:

- Board of Directors Meeting May 10, 2022
- Special Meeting for the purpose of Insurance Assessment May 31, 2022

Paul second, motion carried.

OFFICERS' REPORTS:

- President: Peter reported that we are moving forward with the CMA, City, and Church as he received an email stating an independent engineer is being hired. Peter has offered to share our engineering report with them to save time and money. They will continue to keep us updated.
- VP: No report.
- Treasurer: Paul submitted his Treasurer Report Summary for the month of May 2022. The second payment for our insurance premium has been made. Paul also reported that our Roof Reserve amounts are increasing.

MANAGEMENT REPORT:

- See Manager's Report submitted from Tim.

DOCKMASTER REPORT:

- Dennis Owens submitted a report of current and non-current registration and insurance for our boat slips (see report), the current Waiting List, and Action Items which are: kayak on dock, dock boards in need of replacement (Mona will contact Chris for an estimate), and board with water hose holder laying on dock at Slip #9. The Board determined they will remove the kayak and place in storage on property since no one has claimed it. Dave Jeroski (602) claimed the kayak and the board with the water hose holder were both his.

OLD BUSINESS:

- Termite Inspections: Issues reported from 103, 105, 304, 405, 801, 901, 903. All were inspected for treatment. On June 14, Naturezone completed a follow up with units 304 (not home), 405, and 901. Reported will follow up with 304 another time, but no new problems. Discussion of units with loft areas (801, 901) that Naturezone cannot reach to treat. Suggested pricing scaffolding for treatment or obtain estimates for tenting. Dennis (901) agrees to tent. Naturezone schedule: Inside treatment is 2nd Tuesday of every month, must schedule with Tim (\$25.00). Other days requests price is \$75.00. Outside treatment for perimeter and rodent boxes once/month. Mona will email the schedule to homeowners.
- Legal Action Update: Attorney Karen Maller discussed the insurance for mediation (defense) regarding John Ricci's suit for parking violations. One or all Board members can attend, however, Karen's preference is for the Board to be with her. Mediation within 90 days. Karen also discussed the Amendment Packet that will be mailed to homeowners. To amend the language is the first step. In order to amend the language, the membership must vote to approve amending the vote requirement from 75% to 51%. She stressed the importance of all members voting, and if unable to attend, to complete the proxy.
- Roof Project: Ken reported the Prebid Meeting was held on property June 8, 2022 with roofing contractors. Bids are due to Ms. Grubbs by June 29, 2022. Unit owners with awnings will need to decide to remove awning cover while their unit is roofed, or understand that if left intact, the Association is not responsible for any damages incurred while being roofed.
- Insurance: Discussion involving insurance legislation law statement made by Dave Jeroski. No hard facts as legislature is still working to solidify the new laws. Discussion of the fact that the Village is located on a barrier island is just one of many reasons for being denied insurance. When roofing is complete, we will shop insurance companies willing to consider us.
- Sewer/Underdrain Project: Peter proposed to complete underdrain first (that runs alongside the curb), paving after roofing is complete. He will inquire if two mobilizations will increase the price. Peter will ask for a more detailed contract from Nichols for Attorney Karen to review. Bob Hugenschmidt will oversee the project.
- Vista Table: Discussion regarding the options. Peter motioned to purchase composite table (just like at both pools), but without an umbrella hole. Ken second. Motion passed. Mona will order the table.

- By-Law Violations: Tabled until Document Amendment vote.
- Identify the Project: Discussion of the identified projects needing attention. Peter motioned to identify “Roofs” and “Underdrain” as our projects. Mona second. Motion passed.

NEW BUSINESS:

- Upcoming Appraisal: The new appraisal is due mid-August. Out of the companies discussed, IP Risk is recommended at \$1,495.00. Chelsea will confirm price.
- Mulch: Discussion of estimates. Unable to contact All Grounds. Ken will try this week. Decision to table “Mulch” until we obtain more information.
- Lending Institution: Discussion of the various lending institutions the Board received information from. Ken motioned to accept Flagship Bank as our lending institution for our projects. Attorney Karen moved to amend the motion to include “\$1,000,000.00” in the motion. Peter motioned to accept Flagship Bank’s \$1,000,000.00 LOC Loan for our projects, Paul second. Motion passed.
- Fire Extinguishers: Extinguishers were inspected on May 20, 2022. Proposal received from Piper for exterior cabinets. Twelve units did not put their fire extinguishers outside for inspection. Tim will arrange for an additional date for Piper to come back out to inspect remaining extinguishers. Those unit owners will be notified. A unit owner brought to the Board’s attention that the blue reflector in the pavement located at main entrance by 801 and 101 was covered when sealing the driveway. Tim will follow up.
- Amend Documents: Attorney Karen Maller spoke and explained the importance of voting, either in person or by proxy. Packets to go out this week.

MEMBERSHIP COMMENTS:

- Discussion regarding the LOC Loan options: If homeowners can pay assessment in full to alleviate interest and if LOC Loan payment amounts are being taken into consideration due to economic hardships. Attorney Karen, Tim, and George @ Flagship Bank to address these concerns. Homeowner request to record all meetings and asking for previous recordings of meetings. Tim will follow up.

ANNOUNCEMENTS:

- July 12, 2022: Membership Meeting for Amendment and Board of Director’s Meeting @ 6:00 PM

ADJOURNMENT:

- Ken motioned to adjourn at 8:12 PM, seconded by Paul, motion carried.