

THE VILLAGE O)N ISLAND ESTATES

CONDOMINIUM ASSOCIATION

240 WINDWARD PASSAGE

CLEARWATER, FL 33767

SUBJECT: BOD Meeting, Tuesday, March 22, 2022 @ 6p.m. held at CMA, Windward Passage, Clearwater

BOARD MEMBERS PRESENT: All

OTHERS ATTENDING: Tim Hendrix, Mgr, Tim and Dawn Shanley of Poolworks, Unit Owners

(see sign in sheet)

CALL TO ORDER: By Pres. Kohut at 6:01p.m.

CERTIFICATION OF NOTICE: Properly posted on east and west bulletin boards according to protocol

DETERMINATION OF QUORUM: All 5 Board Members present

APPROVAL OF MINUTES: Motion made, seconded, and carried unanimously for Minutes of 3/8/2022

REPORTS: 1) Dockmaster not present

2) Pres. Kohut reported wire to power on lightposts in proximity to 105 has been cut

Irrigation supply line in same area is affected.

Responsibility for repair will be determined by Mgr. Hendrix

3) Treasurer Ferguson gave updated report

4) Mgr. Hendrix reported on delinquencies of \$3075 and will proceed with collection.

Still collecting information re: insurance coverage.

Final report on Termite Inspections and reminded owners to contact him directly for

termite concerns. Contacting Naturzone for adding outdoor pest control to our

present contract.

OLD BUSINESS:

- 1) Drive Sealing will occur in April and e-blast will be sent to owners re: parking and driving restrictions

- 2) Approval of sedimentation tank repair contract was awarded to Jet Clean. Motion made, seconded, and passed 3 to 2 with Ferguson and Wood abstaining. Note: Owner Ron Finger submitted an amended bid but was advised that the Board is not hiring owners to do contract work in our complex.
- 3) Dawn & Tim Shanley of Poolworks gave a detailed presentation on the status of our current pool situation and proposed remedies.
- 4) Pres. Kohut will schedule another meeting with CMA to discuss ongoing noise concerns and responsibility for drainage issues on our property
- 5) At-Large Director Shroeder will contact All Grounds for prices on alternatives for shredded mulch
- 6) Motion made, seconded and unanimously carried to award Stringfield the contract to repair the Vista deck cover and do repair work on 602 and 1304
- 7) Motion made, seconded, and unanimously carried to replace entire roof at 401 due to leak issues that can no longer be repaired.

NEW BUSINESS:

- 1) Mgr. Hendrix reported on poor pool maintenance by Rick's Pool and is seeking alternative if need arises.

UNIT OWNER CONCERNS:

- 1) Owner Dickson would like to see a user friendly extension on the Vista Area
- 2) Several owners discussed possible reuse of present pool pumps
- 3) Owner Finger reiterated his desire to use owners whenever possible.
- 4) Owner Jeroski voiced concern over spending money and was reminded by Treas. Ferguson that there has been massive shortfalls in reserve funding for years and now repairs and replacements are in great need of addressing.
- 5) Owner Alexiou suggested dropping wind insurance on our dwellings and taking out a line of credit instead.

ADJOURNMENT: 7:45

NEXT MEETING APRIL 12, 2022