

THE VILLAGE ON ISLAND ESTATES

CONDOMINIUM ASSOCIATION

240 WINDWARD PASSAGE

CLEARWATER, FL 33767

SUBJECT: Minutes of BOD Meeting, Tuesday, May 10<sup>th</sup> 2022 6 pm at CMA, Windward Passage

BOARD MEMBERS PRESENT:

All present, Kohut, DesRosiers, Ferguson, Wood, Schroeder

OTHERS PRESENT: Atty. Maller and Owners (see attendance sheet)

CALL TO ORDER by Pres. Kohut, 6 pm

CERTIFICATION OF NOTICE:

Sec. Wood posted on both message boards and 48 hours notice give to all owners by email

QUORUM ESTABLISHED

OFFICER'S REPORT:

**Pres. Kohut** – hate mail sent to an owner was turned over to Atty Maller. Kohut stated that the BOD does not in any way condone this act and advised owners to report any such activity to the police as we are not equipped to conduct an investigation.

**Treasurer Ferguson**-1st installment of insurance, \$26,765 paid. Entire report unanimously accepted by BOD

**Dockmaster**- Not present

**Management Report**-Tim Hendrix reported on Termite issues for 5 units. It has been established that owners seeing termite activity should contact Tim, Tim will contact Naturzone, and Naturzone will contact owner to set up an appointment. The owner or a representative must be on property for appointment. 3 owners are being served violation notices for storage under their decks.

OLD BUSINESS: **Driveway sealing** and striping complete

**Sedimentation tank** cleaned and new top installed. Project complete

**By-laws** are being reviewed by Atty. Maller and schedule for presentation to owners is being established

**CMA/HOA** meeting held with City Manager John Jennings, Zoning & Planning Boards, MA representative, Ken Schroeder and Peter Kohut. The city suggested a ditch be cut by the Church to help solve the water runoff problem from the Church property to our property. No solutions reached on issues of noise reduction and parking. We will continue to pursue. Board is asking owners for aerial photos of the church parking area they may have in their possession.

**NaturZone** contract for outside pest control including rat traps was approved unanimously by the Board. We will terminate the Couch contract for rat control. Owners can contact NaturZone if they have an interest in inside pest control. NaturZone states that inside pest control will be \$25 per monthly visit if visit coincides with outside treatment. Otherwise cost is \$75 per visit. Inside pest control is at the owners expense.

**Roof** project continues to move forward. Pres. Kohut met with Ms. Grubbs, the project manager, to work out a schedule going forward.

#### NEW BUSINESS:

**Insurance shortfall** of approximately \$130,000 results in a special assessment of \$2550 per unit owner. A schedule for payment will be worked out and formal notification will be given to owners on May 31. Motion made by Schroeder, seconded by DesRosiers, unanimously approved

**Amendment to the By-law** presently requiring 75% of the owners to approve a change to be reduced to 51% to be moved forward by Atty. Maller. Motion by Schroeder, seconded by DesRosiers, unanimously approved.

**Legal action** taken by an owner against the Board was given to Atty. Maller to handle. Matter will be sent to our insurance company as well.

**July 12** will be a combined meeting, regular Board meeting and Membership meeting for voting. Motion by DesRosiers, second by Schroeder, unanimously approved.

#### UNIT OWNER INPUT:

*Dale Wood/801*: inquired if there was a guarantee of rate reduction on insurance after roof project.

*Dave Smith/802*: explained why coverage is necessary for wind and greatly affects our Insurance premium. Also explained how shopping for insurance works in the industry.

*Stuart Saltzman/403*: asked Peter to repeat that a hate letter should be directed to

the Police, and while the Board condemns such an action, it is not a Board responsibility. also asked what is allowed to be stored under decks

*Ron Finger/301*: has contacted 5 insurance companies in an effort to find a lower cost option. So far, no commitment from any of them.

*Charles Giarazzo/504*: asked if all roofs were being replaced and was advised that recent total replacements will not be redone.

*Lori Fudents/1102*: asked if we shopped for insurance and was advised we did. Stated that she had confidence in the Board doing due diligence to protect the owners.

*John Ricci/303*: asked why we didn't give Wilson a chance to bid our insurance. Was advised by Tim that in 2019 Wilson's bid was \$30,000 more than our present insurer.

*Barbara Hoffman/603*: stated she was Secretary of the Board when in 2006 amendments to the By-laws were made and what hard work it was to do so.

*Maxine Wood/801*: explained why the Board will not hire owners to perform work on our community but does encourage owners to seek information on issues facing the Community and put the results in writing to the Board. Also addressed the issue of assessments and what historically has led to our present situation.

*Charles Giarazzo/504*: Agrees with need for assessment. Suggested looking at other roofing materials.

*John Ricci/303*: talked about the handling of proxys and Atty Maller advised the legal obligations.

#### **NEXT SCHEDULED MEETINGS:**

**MAY 31<sup>ST</sup> MEMBERSHIP MEETING FOR THE PURPOSE OF INSURANCE  
SHORTFALL ASSESSMENT AND FINANCING OF PROJECT.**

**JUNE 14<sup>TH</sup> REGULAR BOARD MEETING.**

**JULY 12<sup>TH</sup> MEMBERSHIP MEETING FOR THE PURPOSE OF AMENDMENT  
REQUIRING 51% of voting owners INSTEAD OF 75% TO MAKE CHANGES AND  
REGULAR BOARD MEETING.**

**NOTE: Due to CMA holding summer camps, the June meeting will be held at  
Ameritech, July and August meeting place to be determined. May meeting will  
be held at CMA as usual.**

Adjournment: 7:30 p.m.