

THE VILLAGE ON ISLAND ESTATES CONDOMINIUM ASSOCIATION

240 WINDWARD PASSAGE, CLEARWATER, FLORIDA 33767

TO: All Board Members

FROM: Max Wood, Secretary

SUBJECT: Board of Directors Meeting, November 29, 2022 held at CMA

CALL TO ORDER: Pres. Kohut called meeting to order at 6:51 immediately following Budget Mtg.

BOARD MEMBERS PRESENT: Kohut, DesRosiers, Wood, Ferguson, Schroeder (all present)

OTHERS PRESENT: Project Mgr. Tim Hendrix, Atty. Maller, and Members (see attendance sheet)

PROOF OF NOTICE: DesRosiers posted on both bulletin boards and email sent to all members

APPROVAL OF MINUTES: Motion made by Wood, second by DesRosiers, to approve minutes of 11/8/22 and 11/17/22. Motion carries 5-0

OFFICERS REPORT: Kohut stated we are still promised \$7500 for water drainage improvements between our property and Church property. Kohut met with Father Tim. All Grounds, & Church Rep will meet with Kohut, Schroeder on Thursday, Dec. 1 to try to finalize a plan. Also, a preconstruction conference with Nichols has been scheduled. Curb will be replaced and drain will tie into existing catch basin.

Ferguson presented Financial Report.

Hendrix presented Mgrs. Report. Announced Annual Meeting date 1/31/2023

Schroeder gave roof update. Member Mike Madden explained that the roofs on 701 and 702 were replaced 20 years ago. Schroeder will have an inspection done and determine if the 2 roofs should be included in the current replacement project. The Board was not aware that those roofs were that old.

DesRosiers asked for clarification of the vent situation on the 900 building and was told that vents will be installed.

Wood discussed the problems with allowing Zoom participation and how disruptive it is to those in attendance. If proper procedure isn't followed on Zoom, we will consider removing people from participating.

Pet Rules were amended and vote taken to adopt new Pet Rules. Kohut motioned to adopt new Pet Rules, second by Wood, passed 3-2 with Schroeder and Ferguson voting NO and Kohut, DesRosiers and Wood voting YES. Rules will be posted on the website.

Kohut discussed the possibility of tree removal next to the Giarazzo unit. Tim said the cost to remove is estimated at \$1000 and needs further review by the arborist.

DOCKMASTER: Owens reported that there is currently one slip open for rent. The new Boat/Slip/Lift rules go into effect on 1/1/2023.

MEMBERS INPUT: Ron Finger, 301 wants to pursue getting more money for our drainage problem from those he has determined are responsible. Wood pointed out that without costly litigation, possibly over \$200,000, it would be impossible to win a David vs. Goliath suit against the City, the CMA, and the Diocese. JoBeth Dickson, 304 asked about continued parking violations and the Atty. stated while this is in litigation, violations are not being addressed. Giarazzo, 504 contends the Reserve Study and Structural Study may not apply to us and we should delay participation. Atty explained why this is unwise. Owens, 901 asked about replacing dryer vents on several buildings and the trim on his unit. Schroeder will talk to roofer about this.

ADJOURNMENT: Motion made by Schroeder, second by Ferguson to adjourn at 7:51. Motion carried unanimous.

NEXT BOARD OF DIRECTORS MEETING IS SCHEDULED FOR JANUARY 10TH, 2023

THE ANNUAL MEETING IS SCHEDULED FOR JANUARY 31, 2023.