

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 8, 2022 6PM held at CMA

MEMBERS PRESENT: Pres, Kohut, VP DesRosiers, Sec. Wood, At Large Schroeder. Absent Treas.Ferguson

OTHERS ATTENDING: Tim Hendrix, Property Manager, Karen Maller, Atty., Chelsea Chapman, Ins. Agent, and members in person and on Zoom (see attendance sheet)

CALL TO ORDER: Pres. Kohut called meeting to order at 6:08 PM

CERTIFICATION OF NOTICE: Sec. Wood confirmed notice as mandated

DETERMINATION OF QUORUM: Established by Kohut

APPROVAL OF MINUTES: Motion to approve minutes of Oct. 11, 2022 and Oct. 20, 2022 made by DesRosiers, second by Schroeder, unanimously approved

OFFICERS REPORTS: Kohut – church update. Kohut and DesRosiers met with Father Tim and Mr. Pham to discuss water runoff problem. Later, it was agreed that Kohut and Father Tim would meet on-on-one to continue discussing the problem. Reiterated that CMA cannot park on church property after Jan 1, 2023.

PROPERTY MANAGER'S REPORT: Report covered delinquencies, termite issues and proposed tenting of 600 building, future action on Milestone Report, provided financials to Mr. Ricci/303, sent invoice to owner responsible for repairs to dock due to jet ski, irrigation repair at unit 903, responded to unit owners concerns, mailed packets re: Budget Meeting, Pet Rules, Door and Window Policy

DOCK MASTER REPORT: Dock Master absent

OLD BUSINESS: Atty. Maller reported litigation with Ricci/303 is ongoing and no update at this time.

Ins. Agent Chapman explained the future of insurance premiums as it affects VOIE, and reported hurricane Ian was the 2<sup>nd</sup> largest hurricane and a one in 500 year flood. She'll go back to insurers when our roofs are done to negotiate better premium rates. She was able to secure coverage for our pool areas. Motion made by Schroeder, second by DesRosiers, passed unanimously to renew option #1 of our coverage. Discussion will continue on how to pay for the new premiums.

Schroeder gave roof update. Reports demo of roofs are on target. So far minimal replacement of plywood and facias. Catch basin in front of 801 was damaged by roofers

and will be repaired by them. Schroeder is working with Christina Grubbs on price of required inspections by State.

**NEW BUSINESS:** Policy on replacement of doors and windows was updated and sent out to members. Motion made by Wood, second by DesRosiers to approve updated policy. Unanimously approved.

New Policy on pets was discussed at great length. Matter is tabled for further review taking into consideration objections and suggestions by members.

**MEMBERSHIP COMMENTS:** Giarazzo/504 wants to postpone Milestone inspection hoping the state will not require it. Atty. Maller opined that was not wise. Ricci/303 inquired about nail size on the roofs and if the trusses were being wrapped. Was told that the nail size is according to code and the truss issue is not part of the reroofing project. However, there has not been any problems identified by the roofers as they are able to look at it. Giarazzo/504 wants a breakdown of the contingency budget. Hoffman/603 asked if 603 and 605 are getting new roofs since they had been done recently. Answer: no. Jeroski/602 questioned contingency fees. Finger/301 questioned dry-in inspections. Schroeder confirmed all going well. Millhouse/405, Jeroski/602, Finger/301, Hoffman/603, Ricci/303, Zinkwich/202, Giarazzo/504, Hickman/1203 all spoke against some of the language in the new Pet Policy. Sec. Wood stated that the new policy had been available for review for nearly a month with a request by the Board for input from members and only one person had responded. Matter tabled for further review by the Board.

**ADJOURNMENT:** Motion made by DesRosiers, second by Schroeder, unanimously passed to adjourn at 7:52 PM.

**NEXT MEETING WILL BE HELD ON NOVEMBER 29<sup>TH</sup>. IT WILL BE BOTH A BUDGET ADOPTION MEETING AND IN LIEU OF A DECEMBER BOARD OF DIRECTORS MEETING, A BOARD OF DIRECTORS MEETING WILL BE HELD IMMEDIATELY FOLLOWING THE BUDGET ADOPTION MEETING.**