

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, October 11, 2022 6:00 PM held at CMA

MEMBERS PRESENT: Pres. Peter Kohut, VP Mona DesRosiers, Treas. Paul Ferguson, Sec. Max Wood, At Large, Ken Schroeder

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

CALL TO ORDER: Pres. Kohut called meeting to order at 6:09 PM

CERTIFICATION OF NOTICE: Sec. Wood reported that notice was posted on both bulletin boards and email sent to VOIE members.

DETERMINATION OF QUORUM: Quorum of Board Members established, all 5 present

APPROVE/WAIVE READING OF MINUTES OF AUGUST 22, 2022: DesRosiers made motion, Ferguson second, passed unanimously

OFFICERS REPORTS: Pres. Kohut gave results of survey response by members to preference of repayment of upcoming assessment. Out of a total of 19 responses, 13 preferred option A. Tim was instructed to work up schedule of payment plan options. Old rusty dumpster in front of 105 has been replaced. Pres. Kohut shared the following:

#### Church Update by Peter Kohut

Have been in touch with Samantha Moulett, who is the assistant to Jon Jennings, City Manager, City of Clearwater. Mr. Jennings is busy these days with Imagine Clearwater and the upcoming referendum regarding the development on downtown Clearwater.

Sam is up to date with the phone call I received from Tara Kivett, City Engineer, that the CMA would receive notice that they no longer will be able to use the church grassy area for the normal overflow traffic at the CMA. This resulted no doubt because of the many photos and videos I sent Samantha about the current drainage conditions at the church.

In a separate issue I received a email from the Diocese accusing us of piling storm debris on their property and in addition of pulling a survey iron pin from the SE corner of their property. Their email stated that if we continued to be a bad neighbor, that they would turn this matter over to their attorney.

Now it is important to understand, when the CMA became operational, they set up this unofficial agreement with the church. Overflow parking would park in the church grassy area. Cars were seen paying the attendant, so one would conclude that a portion of these funds found their way back to the church.

The City refused to hold the church accountable to have them go through the CBD approval process of developing a parking lot adjacent to a residential zoned area. Instead the church backfilled with 53 stone, pushing stormwater over the south embankment adjacent to the VOIE service road. After 5 plus years of eqnoring their sheet drainage, the VOIE spent thousands to repair the damage to the service road. Today the church grassy area continues to sheet drain to the south instead of to the NW, to the church retention area.

The VOIE has now developed engineering plans to install an underdrain to its service road while reconstructing the roadway.

What the VOIE proposes is that the VOIE will construct and pay for the underdrain, the church would regrade their grassy area so that it will instead drain to the NW retention area. The church will pay for the reconstruction of the service road. The CMA will committ the \$7,500.00 offer to plant an obscuring fence along the south property line.

In addition the VOIE would not object to the use of the church grassy area for overflow parking needed by the CMA.

The CMA gets its parking

The church gets its money flow

The VOIE gets its road fixed avoiding a special assessment.

A WIN-WIN-WIN

VP DesRosiers gave report on the Newsletter and encouraged members to contribute information for the Newsletter by contacting her by email. Feedback has been positive.

Schroeder gave updated roof report. Explained that tear-off process would begin week of Oct. 17 and reroof would begin no later than Dec. 1. Process will begin with buildings 13, 12, and 11. Second phase will be buildings 10, 9, and 8. He also volunteered to contact the church in an effort to iron out differences between VOIE and the church. Ron Finger 301 and Lisa Worms 1302 volunteered to attend.

Treas. Ferguson gave an update on insurance assessment repayment as well as the monthly financials.

Sec. Wood explained the results of a 2-day walk about of the entire property with DesRosiers. 51 violations/observations were noted, ranging from minor to major, some of

these were decades old. She asked for comments on how to proceed in dealing with this issue.

Property Manager: 2<sup>nd</sup> attempt to check fire extinguishers will occur on Oct. 14<sup>th</sup>. All members who have not yet participated have been notified. Reported that hurricane damage to VOIE was minimal and cleanup was done by a group of unit owners which saved expense. Also reported that non-commercial boat slip rental fees on the island range from \$245 to \$500. Damage to dock by an owner's jet ski during the hurricane has been repaired. Owner Giarazzo has offered to pay for damage.

Dockmaster Owens reported that Slip #2 has recently been vacated and is available for rent. Dennis has been instrumental in updating the Policy on "Boat Lift Specifications & Application", "Dock Application", and "Boat Slip Use Agreement". Motion to approve new policy made by Schroeder, second by Wood, passed unanimously. Will be posted on Website and will take effect on 1/1/2023 for present renters. New applicants will be subject to new policy immediately.

Atty: Maller reviewed the proposed pet rules, the proposed boat rules, and explained the Ricci Lawsuit is scheduled for mediation. Rescheduling has occurred for 3 months.

OLD BUSINESS: Proposed Pet Rules have been posted on our Website. Kohut explained why it's necessary to update the pet policy. Appointment of Fining Committee was tabled.

NEW BUSINESS: Landscape contract with Cut-rite was discussed. Motion to accept contract made by Wood, second by Schroeder, passed unanimously. Motion made by Wood, second by DesRosiers to replace the rotting wood at the 500 building and 1200 building at the landscape bed. The landscape material is flowing onto the road and needs a paver border. Motion also includes removing bushes in front of 2 units in the 500 building that are interfering with mail delivery. Motion passed unanimously. Ferguson mentioned the Idea of Mailbox Banks as a possible remedy for mail delivery issues. Moving some individual mailboxes to other side of road was mentioned as another possible remedy.

MEMBER'S COMMENTS: Comments ranged from roof vents, difficulty in rule enforcement, lack of member participation.

RECOGNITION OF VOLUNTEER EFFORTS: The Board thanks the following for their time and labor for hurricane cleanup and dock problem: Shelley Abate, Marc DesRosiers, Mark Keinnath, Ron Finger, JoBeth Dickson, Risa Owens, Dave Jeroski, Dale Wood, Lisa & Bill Worms, and 3 Board Members.

ADJOURN: Ferguson made motion to adjourn, second by Schroeder, adjournment at 8:00 PM

**IMPORTANT: BUDGET WORKSHOP THURSDAY, OCTOBER 20<sup>TH</sup>, 9:00 AM AT AMERITECH**

**BOARD OF DIRECTORS MEETING TUESDAY, NOVEMBER 8<sup>TH</sup>, 6:00 PM AT CMA**

**BUDGET ADOPTION MEETING TUESDAY, NOVEMBER 29<sup>TH</sup>, 6:00 PM AT CMA**

**DRAFT**