

**THE VILLAGE ON ISLAND ESTATES
CONDOMINIUM ASSOCIATION
240 WINDWARD PASSAGE
CLEARWATER, FL 33767**

TO: All Board members

FROM: Jo-Beth Dickson, Secretary

SUBJECT: Board of Directors Meeting, at Ameri-Tech, November 19, 2024

BOARD MEMBERS PRESENT: Mona DesRosiers, Jo-Beth Dickson, Tim Donohue
Zoom: Bill Worms, Angela Valentine
Other: Tim Hendrix, LCAM Ameri-Tech

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Tim Hendrix, Ameri-Tech LCAM

- I. **CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 6:00 pm by President Mona DesRosiers
- II. **CERTIFICATION OF NOTICE:** JB Dickson reported that the notice for the meeting had been posted on the east and west bulletin boards Sunday, November 17 @ 4:38 and 4:54 PM and emailed to VOIE community, which constituted proper notice.
- III. **ESTABLISH QUORUM:** Duly posted. Quorum present.
- IV. **APPROVE/WAIVE MINUTES:**
 - A. Motion to approve minutes of October 22, 2024, made by Tim, second by Mona. Motion passed; Angela Valentine abstained.
 - B. Motion to approve minutes of Budget Workshop of November 5, discussion followed, resulted in minutes being tabled until December meeting.
- V. **OFFICERS' REPORTS:**
 - A. **President:** M. DesRosiers
Her report is combined with Management Report.
 - B. **VP:** Tim Donohue
 1. Recommended tabling effort to change voting By-laws to *Staggered Terms* until 2025 due to ongoing restoration of VOIE from Hurricane Helene and Hurricane Milton.
 2. Letters of intent for election to 2025 VOIE Board due by Friday, December 13, 2024. Letters of Intent will be mailed to unit owners for election and reorganization meeting on January 27, 2025.
 3. Motion by A. Valentine to reimburse owner for towing expense. No second; motion died.

C. **Treasurer:** Bill Worms

Treasurer's Report
November 19, 2024 Meeting

Information as of November 15th:

Operating Funds	\$127,653.42
Reserve Funds	\$199,016.87
Special Assessment Fund	\$ 70,671.54
Flagship Bank Loan	\$144,754.50
Delinquent Assessments	\$102,057.69
Delinquent Assessments Over 30 Days	\$ 92,180.54

(\$60,492.51 of the total delinquent payments are related to the special assessment)

To Be Determined Expenditures / Budget Items:

- Rapid Restoration / Insurance deductible

Additional Information:

- As of November 15th, four (4) units remain with unpaid roof loan balances totaling \$60,492.51. A notice of intent to foreclose is still to be sent, as a result of delays due to the hurricanes.
- The board and Ameri-Tech representatives met on November 5th to conduct a budget planning meeting. A draft budget was completed and mailed and e-mailed to unit owners. The resulting draft budget resulted in no increase in COA monthly fees, or any additional assessments, while fully funding the SIR's requirements. A budget meeting with unit owners is scheduled for December 5th.

VI. OLD BUSINESS: Town Hall Q& A with Chelsea Chapman, Craig Kobel & Frank Noland

- A. Chelsea: conferred with Julio of Rapid to maximize FEMA/NFIP payment. RRT hopes to have estimate soon.
- B. Frank: reported that RRT treated any visible microbial growth when wet dry wall was removed. There is no requirement for testing. HOA would be responsible for cost as insurance does not reimburse testing. Cost per unit would be \$350-\$450.
- C. Craig: due to changes in NFIP insurance coverage VOIE does not qualify for dry-wall replacement. Each building has a \$5,000 deductible for any scope of work, including dry wall installation. Once proposal for restoration is received, RRT cannot proceed until it receives board approval. Application & approval for permits takes approximately 3-4 weeks.

VII. MANAGEMENT REPORT: Report submitted by Tim Hendrix, LCAM Ameri-Tech available upon request.

VIII. DOCKMASTER REPORT: Dean Millhouse absent

IX. NEW BUSINESS

- A. Tim Hendrix proposed budget for 2025 be distributed to all owners. Motion by JB Dickson to ratify the approval of the distribution of the proposed budget for 2025, second by Tim D., motion passed.
- B. Motion by A. Valentine to cancel landscaping contract with Cut Rite as of December 1. No second, motion tabled.
- C. Motion by Tim D, second by JB Dickson to notify Cut Rite that their contract will not be renewed and to submit new proposal prior to December 1. Cut Rite will continue to provide services on a month-to-month basis.
- D. Motion by Tim D., second by Mona to approve Ameri-Tech Management contract.

X. MEMBERSHIP COMMENTS

- A. S. Saltzman: inquired as to the cost per unit?
- B. P. Kohut: JMI Windows & Doors of Largo will give a demonstration of water barriers at Unit 105 on Thursday, November 21 @ 2:00 PM.
- C. *MySafeCondominiumProgram* is a new program in Florida that will complete wind mitigation survey & report at no cost.
- D. B. Worms: Thanks to Dennis Owens, Precision Doors will provide special garage door replacement cost for VOIE residents. Contact Melanie Montero, 727-503-4667.

XI. ANNOUNCEMENTS: Budget Approval Meeting, December 5, 2024; hopefully at CMA.

XII. ADJOURNMENT: Motion to adjourn by Mona, second Tim meeting adjourned @7:50 pm.

ATTENDEES

Ameri-Tech

Tim Donohue
Mona DesRosiers
Jo-Beth Dickson
Stuart Saltzman

ZOOM

Bill Worms
Angela Valentine
Magdalena Krstanoski
Bill Goodchild

Dave Jeroski
Mary Ellen Rose
Lisa Worms
Paul Ferguson
Charles Giarrizzo
Claudia Smith
Craig Kobel
Carole Donohue
Chelsea Chapman
Frank Nolan
Ann Kohut
Peter Kohut