

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

Amended Minutes

TO: All board members

FROM: Jo-Beth Dickson, Secretary

SUBJECT: Board of Directors Meeting, Tuesday, March 19, 2024, 6 PM at CMA

BOARD MEMBERS PRESENT: M. DesRosiers, T. Donohue, A. Valentine, JB Dickson. **ZOOM:** B. Worms

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Tim Hendrix LCAM Ameri-Tech.

- I. **CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 6:02 pm by President Mona DesRosiers

- II. **CERTIFICATION OF NOTICE:** M. DesRosiers reported that the notice for the meeting had been posted on the east and west bulletin boards on Saturday, March 16, 2024, and emailed to the VOIE community, which constituted proper notice.

- III. **DETERMINATION OF QUORUM:** Duly posted. Quorum of the board.

- IV. **APPROVE/WAIVE MINUTES:** A. Valentine requested the minutes of the Annual/Reorganization Meeting of January 22, 2024 be tabled until the Annual/Reorganization meeting of January, 2025. Motion to approve the February 20, 2024 Minutes made by T. Donohue, seconded by M. DesRosiers. Approved unanimously.

- V. **OFFICERS' REPORTS**
 - A. President: Potential buyers of unit 1303 were interviewed by M. DesRosiers and JB Dickson. Additional work by Cut Rite Landscaping will be discussed in Old Business. Pool net for east pool was replaced and one for west pool will be ordered. Walked property with Tim H. and Dennis from Cut-Rite regarding stucco issues. Other points will be discussed in the agenda items.

 - B. VP: Tim D. explained a proposal to initiate the election of 5 directors for staggered terms. In the election of directors for 2025, the majority of vote-getters (3 directors) would serve a two-year term; the minority of vote-getters (2 directors) would serve a one-year term. In 2026, the two top vote getters would serve two-year terms. Therefore, in odd numbered years, three directors will be elected to serve two-year terms and in even numbered years, two directors will be elected to serve two-year terms. ***The goal is to maintain continuity from Board to Board especially regarding projects and budgets.*** Florida Condo Law allows board members to serve no more than 8 consecutive years.

The above-mentioned proposal entails a change to the Declaration of Covenants and By-laws. To enact this change, 75% (39) unit owners must vote **FOR** this proposal. In the future, a survey will be sent to all owners.

C. Treasurer: Report by Bill W. as of March 12, 2024

Operating Funds	\$ 26,015.74
Reserve Funds	\$123,265.53
Special Assessment Fund	\$ 32,518.17
Flagship Bank Loan	\$394,962.47
Delinquent Assessments	\$ 9,923.34
Delinquent Special Assessment Roof/Road	\$ 2,117.70

To Be Determined Expenditures/Budget Items

- Insurance – awaiting report from Milestone & SIRS Inspection
- Boat Docks/Lighting

Additional Information

- As stated in last month's Treasurer's Report, after Flagship agreed to reopen the loan and re-amortize it, monies from the money market account in the amount of \$410,000.00 were used to pay down the balance. For the month of March this reduced our monthly payment from \$10,365.20 to \$5,920.24. Beginning in April, the payment will be \$5,130.25/month until the loan is repaid in full.
- As previously stated, by June 30, 2024, owners are to either pay off their loan balance or acquire full third-party financing for the balance of their assessment. An email and letter explaining this was sent to each unit owner after the meeting on February 20. Thirty-one owners have paid in full.

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

VII. **DOCKMASTER REPORT:** Report by Dean Millhouse,
Dean reported that six slips are occupied and three are open. Dean also stated there are some structural issues with the sea wall and the dock.

VIII. **OLD BUSINESS**

- A. Milestone Inspection Update: data from report to be available week of March 25, 2024.
B. Dock Lighting Proposals/Vote: motion to table lighting proposal until April was made by JB Dickson, seconded by Tim D. as information received was incomplete. Motion approved unanimously.

C. Landscaping: Mona walked the property with Dennis, from Cut Rite Landscaping and proposed the following:

- 1301: shave & Recline palm trunk & tie to limit movement (\$100.00)
- Deliver and install two 7-gallon Bougainvillea bushes to fill in large gaps on west perimeter (\$190.00)
- Deliver & install 4"x4"x8' composite and rebar pins to anchor rock (175.00).

Motion to pay Cut-Rite \$465.00 made by Tim D., seconded by Angela V. Motion approved unanimously.

D. Rules Enforcement (pets and large household items)

- As stated in the By-Laws, residents are reminded to keep pets leashed while they are on the property and to pick-up waste from their animals.
- Residents are reminded to break down boxes before putting into re-cycle dumpster.

- Large Item Pickup: The City of Clearwater will pick up large items on Thursday of each week. On the east side, items should be placed by the sidewalk on Larboard. On the west side, residents should call 727-562-4920 to notify the city that items will be next to dumpster by 501.
- A friendly reminder email will be sent to all owners.

IX. NEW BUSINESS

- A. Collection Policy: Tim D. motioned to table the collection policy discussion. No second, motion died. Tim discussed the importance of the collection policy and the procedures taken with delinquencies. The draft of the collection policy will be reviewed by the attorney and presented at April Meeting.
- B. Attorney: A motion was made by Angela V., seconded by T. Donohue to appoint the law firm of Nikoloff Greenberg PA; 1964 Bayshore Blvd, Dunedin, FL 34698 as attorney of record for collections only. Motion approved unanimously.
- C. Social/Welcome Committee: A motion was made by JB Dickson, seconded by Tim D. to create a Social/Welcome Committee and to appoint Maxine Wood (805) as Chairman. Tim D. motioned to appoint the following members to the committee: Ann Kohut (105), Lisa Worms (1302), Claudia Smith (802), and Angela Valentine (1203). Mona seconded. Motion approved unanimously.

X. BUDGET/PLANNING COMMITTEE:

- A. Angela V. reported that there will be a report as soon as the Beryl report is received and reviewed. Planning for the 2025 Budget will begin after the Beryl report is approved. Angela V. motioned to appoint Peter Kohut and Paul Ferguson to the committee. Mona seconded. Motion carried.

XI. MEMBERSHIP COMMENTS:

- A. Concerns regarding payment of roof/road assessment were made by a resident.
- B. A suggestion was made that the VOIE consider installing a floating lift for jet skis or to divide one or more of the larger slips to accommodate two jet skis each, thus increasing rental revenue.

XII. ANNOUNCEMENTS

- A. Tim Hendrix will be retiring as our representative from Ameri-Tech. Angela Johnson, LCAM will be replacing Tim Hendrix.
- B. Due to a conflict with A. Johnson’s schedule, our HOA meetings will be rescheduled to the 4th Tuesday of each month. Our next meeting will be on April 23, 2024 @ 6:00 PM.

XIII. ADJOURNMENT: Motion to adjourn made by Mona, seconded by Tim D. Meeting adjourned at 8:01 pm

