

**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, April 23, 2024, 6 PM at CMA

BOARD MEMBERS PRESENT: M. DesRosiers, A. Valentine, JB Dickson, B. Worms.

BOARD MEMBERS ABSENT: T. Donohue

OTHERS ATTENDING: LCAM Tim Hendrix and LCAM Angela Johnson from Ameri-Tech, Chelsea Chapman

- I. CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 6:01pm by President Mona DesRosiers
- II. CERTIFICATION OF NOTICE:** Jo-Beth Dickson reported that the notice for the meeting had been posted on the east and west bulletin boards on Saturday, 4/20/24 @ 9:52 AM, and emailed to unit owners.
- III. DETERMINATION OF QUORUM:** Duly posted. Quorum of the board.
- IV. APPROVE/WAIVE MINUTES:** A. Valentine requested the minutes of March 19, 2024, be further corrected. M. DesRosiers motioned to table minutes of 3/19/24, seconded by B. Worms. Motion carried.
- V. INSURANCE REPORT FROM CHELSEA:**

GOOD NEWS!!!! The VOIE will benefit from a huge reduction in insurance costs. Chelsea Chapman explained in detail how this favorable change occurred. In 2022, she strongly argued that replacing the roofs would guarantee the VOIE a substantial reduction in insurance costs. At her urging, despite controversy, the roofs were replaced, and we've benefitted by a huge reduction in insurance fees! Additionally, Chelsea also advised us to schedule the Milestone Inspection and the SIRS Study. As noted in the Treasurer's Report, the results of the combined efforts of Chelsea and Tim Hendrix, our insurance charges dropped from a premium of **\$335,949.30** in 2023 to **\$194,027.42** for 2024. Our new insurance carrier, Frontline, became an *Admitted Carrier* to Florida in the summer of 2023. By using an *Admitted Carrier*, all premiums are protected by the state of Florida. For 2024, our deductibles have also been significantly reduced. Without the installation of the new roofs and the Milestone Inspection, we would not have been insurable and would have missed the opportunity to enjoy this savings. This savings on an annual basis result in a less than 6-year payback on our new roof investment. Kudos to both Chelsea and Tim H. and to all the others involved in making this happen!

VI. OFFICERS' REPORTS:

A. President and Vice President:

- Milestone Inspection Update: all buildings passed Phase I, except for Unit 1303 which will require Phase II components of the inspection. An engineer will be required to further inspect and complete the necessary repairs. Board recommended obtaining three estimates for the repairs.

Engineering firms suggested were Beryl, Bob Hugenschmidt, and Matt Mullins. Tim H. will contact each firm.

- M. DesRosiers & T. Donohue held a ZOOM. Meeting with our attorney Dan Greenberg. Topics discussed: Collection Policy Revision, Staggered Terms, Continuing 5-member board, Bylaws Revisions, Declaration of Covenants Revision, Electronic Voting Consideration (Becker Ballot), Draft Minutes, and Upcoming Board Requirements. Starting July 1, 2025, in addition to a 4-hour initial class, board members will be required to attend annual follow-up training. This regulation will be initiated at the 2025 annual election.
- Letters for Assessment Collection have been sent. Details in the Treasurer's Report
- Reminder: HOA paid cable will discontinue on May 6, 2024.
- Future topics: Consider implementation of a *Capital Contribution* fee. This fee would be for future potential buyers and would be used for capital improvements in our community. Many associations have implemented such a policy already. It must be reviewed by our attorney, will require majority vote by owners, and a revision in our By-Laws.

B. **Treasurer:** B. Worms

Treasurer's Report

April 23, 2024, Meeting

Information as of April 18th

Operating Funds	\$ 86,523.13
Reserve Funds	\$168,137.53
Flagship Bank Loan	\$394,962.47
Special Assessment Fund	\$ 48,098.04
Remaining Uncovered Loan Balance	\$346,864.43
Delinquent Assessments	\$ 16,850.27
Delinquent Special Assessment Roof / Road	\$ 2,753.01

To Be Determined Expenditures / Budget Items:

- Boat Docks / Lighting

Additional Information:

- We had favorable news regarding our insurance for windstorm, hail, and property which was renewed at \$194,027.42. This amounted to a reduction of \$141,921.88 from that of in our 2023 premium. This was achieved because of the tremendous efforts of Chelsea Chapman and Tim Hendrix, as they expedited the Milestone Study and maintained constant personal communications with Frontline. Kudos to both and all others involved in making this happen! Without the installation of the new roofs (and the Milestone Inspection), we would not have had insurance and the opportunity to enjoy this savings. This savings on an annual basis would result in a less than 6-year payback on our new roof investment.
- E-mails were sent on April 16th, and certified letters were sent on April 17th to all unit owners with outstanding balances on the roof loan. The letter provided each unit owner with information regarding their specific outstanding balance and their payments as of April 2nd and reminded them of their obligation to have their loan balances satisfied by June 30th.

- The Milestone Inspection and SIRS Reserve Study were both completed and provided to Ameri-Tech and the Board.

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

VIII. DOCKMASTER REPORT: Dean Millhouse

- Slips 1, 3, 5, 6, 8, and 9 are occupied. Slip 2 and slip 4 are available.
- At his expense, the renter of slip 7 has requested permission to extend the finger pier of slip 7 by 12 feet & to install a 30k Hi-Tide boat lift for his 42-foot boat. There are concerns that such an installation would block the view for residents of the 400 building. The owner would also like to rent slip 4. Our By-Laws do not specify the ownership of slips nor the size of the boat. There will be further discussion of this matter by the Board.

IX. OLD BUSINESS

- Updated Collection Policy: See Below

***THE VILLAGE ON ISLAND ESTATES CONDOMINIUM ASSOCIATION
COLLECTION POLICY***

1. *Assessment payments are due quarterly on the 1st day of each month in which an assessment is due. Special Assessments shall bear a due date as determined by the Board of Directors. Any assessment not paid by its due date shall bear interest from the due date at the highest rate permitted by Florida law. If payment is not received within thirty (30) days of its due date, the Property Manager will mail a Statutory Notice of Late Assessment to the homeowner in accordance with Florida Statutes.*
2. *If payment is not received within 30 days of the Notice of Late Assessment, the Association's attorney will mail an Intent to Lien Notice to the homeowner in accordance with Florida Statutes, which shall include the delinquent assessments), interest, attorney's fees, and collection costs.*
3. *If the entire outstanding balance indicated in the Intent to Lien Notice is not paid within 45 days of issuance, the Association's attorney shall cause a lien to be recorded on the property and shall mail a Notice of Intent to Foreclose letter to the homeowner.*
4. *The Board of Directors shall be deemed, by virtue of this Policy, to have approved all action up to and including the filing of the lien without such action requiring contemporaneous approval at a Board Meeting.*
5. *If the lien is not fully satisfied within 45 days of being recorded, the account may be sent to the association's attorney to commence foreclosure action if approved by a majority of the Board of Directors.*
6. *This policy shall also apply to Special Assessments based on the due dates specified by the Board of Directors.*
7. *This Collection policy supersedes any previous collection policy both past and present.*

The above collection policy and timeframes are intended to be a guideline and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the association in collecting amounts due.

Motion to accept policy made by M. DesRosiers, seconded by B. Worms. Motion passed unanimously.

- Dock Lighting
Motion made by M. DesRosiers, seconded by B. Worms to approve the Fuller Electric proposal in the amount of \$6,700.00 regarding dock lighting, etc. Motion passed unanimously. Copy available upon request.

Motion made by M. DesRosiers, seconded by JB Dickson to approve the Fuller Electric proposal in the amount of \$4,180.00 regarding dock meters. Motion passed unanimously. Copy available upon request.

NOTE: Let the records show, after moving to New Business, A. Valentine stated she wanted to abstain.

X. NEW BUSINESS

- Insurance discussion regarding placement of Insurance funds. Motion to move Insurance monies from Reserve Account to Operating Account as per standard practice made by M. DesRosiers, seconded by B. Worms. Motion passed unanimously.
- Building 100 Termite Inspection: NaturZone Pest Control & All Rs Pest Management found no evidence of termites in units 101 & 105; however noticeable termite activity was found in units 103 and 104. They were unable to obtain access to unit 102.

XI. COMMITTEES

- Budget and Planning (SIRS Report): The committee found items in the SIRS Reserve Study that did not pertain to our association. A request was made to Beryl to revise the SIRS report to reflect only items pertaining to our specific association. A discussion ensued regarding use of the *Pool Method vs Component Method* of using Reserve funds. More information will be forthcoming.
- Maxine Wood reported on responses for the *Cinco de Mayo* gathering on May 4. Eight units will be attending; seven responded no. Thirty-six units made no response.

XII. MEMBERSHIP COMMENTS:

A resident expressed concern regarding the condition of the storm water/drainage system. It was suggested that the drains be assessed by a professional company.

XIII. ANNOUNCEMENT: next HOA meeting will be held on Tuesday, May 28, 2024, at 6 PM at the CMA.

XIV. ADJOURNMENT: Motion to adjourn made by M. DesRosiers, seconded by JB Dickson. Meeting adjourned @ 8:11 pm.