

**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, June 25, 2024, via ZOOM

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

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Angela Johnson, LCAM Ameri-Tech

- I. CALL TO ORDER FOR BOARD MEETING:** The ZOOM meeting was called to order at 6:30 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 on 6/21/24 @ 3:37 & 3:40 PM, and emailed to the VOIE community, which constituted proper notice.
- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. APPROVAL OF MINUTES:** Motion to approve minutes of May 28, 2024, made by JB Dickson, second by T. Donohue. Motion died. After discussion, motion made by T. Donohue, second by M. DesRosiers the minutes will be amended to reflect the following changes and posted as official minutes.
- *Amendment:*
 - #1: *As per Florida Statutes, no member or relative of a board member may enter into a contract with the VOIE.*
 - #2: *As per Florida Statutes, no board member may enter into a contract without board approval.*

V. OFFICER'S REPORTS

A. President: M. DesRosiers reported the following actions.

- Delivered check for \$125,000 to Flagship Bank to pay down principal of roof loan.
- With Dean Millhouse, Dockmaster, met with and received proposal from *Wrap-It-Up Pilings* for pilings inspection. Also met with and awaiting a second proposal from *Beach to Bay Divers and Pools*.
- Dock lighting and meter work completed by Fuller Electric. Old meters were retrieved by Duke Energy.
- Dynamic Roofing completed work orders for units 201 and 802. Work order for 801 to be scheduled.
- Assessed water & termite damage for unit 304 and forwarded findings to A. Johnson.
- As recommended by Chelsea Chapman and scheduled by M. DesRosiers, wind mitigation inspections were made by J & R Inspection.
- On June 28, 2024, Chris Stringfield will repair stucco and paint wall in area where meters were removed.
- With B. Worms, Treasurer, emails were sent to owners with outstanding roof assessments as well as a copy of the Collection Policy.
- Debris and dirt clogging drain & causing water damage in garage of unit 101 was cleaned and repaired by Marc D. Time donated.
- Boat and dock fees will remain as Operating Expenses for the remainder of 2024. It is recommended that the monthly boat slip fee be increased by \$35 to offset electrical charges now

that there is only one meter instead of nine individual meters. The HOA will be responsible for the electric cost for the nine boat slips.

- M. DesRosiers purchased box of 100 - 4" stainless steel screws. D. Millhouse installed to secure boards on the docks and piers. Material and time donated.

NOTE: During the President's report, A. Valentine quoted Florida Statutes claiming a Conflict of Interest against Marc DesRosiers for entering into a contract to clean out a clogged garage drain. A. Valentine was informed that there had been no contract, as the work was donated by kindly neighbor, M. DesRosiers. A. Valentine made a motion to prohibit members of the board, nor any relative of a board member, from completing work on VOIE common grounds. A. Valentine made a second motion that the Board of Directors must follow the Florida Statutes, and a third motion requesting that the Board President allow Angela Johnson, our LCAM to do her job. All motions were improperly made during President's Report, not seconded, and died.

B. VP: Tim D.

- Staggered 2-Year Term Amendment: In Article 3, Section 1 of proposed amendment, the following will be restored: "...all of whom shall be elected annually by the Board of Directors.". Changes to amendment will be sent to attorney.
- Revised amendment will be presented at the July ZOOM meeting as well as information regarding cost of electronic voting.
- Proposed amendment will be sent to all property owners who will have 30-days to respond.
- Voting to follow. For amendment to pass, it must be approved by 75% of owners.

C. Treasurer: Bill W.

- The number of unpaid roof assessments decreased from 21 in May to 12 in June.
- Collection Policy will go into effect on July 1, 2024. After July 1, Ameri-Tech will be able to provide a clearer report for each unit owner.

Treasurer's Report

June 25, 2024 Meeting

Information as of June 21st:

Operating Funds	\$136,230.90
Reserve Funds	\$139,620.39
Special Assessment Fund	\$ 16,980.52
Flagship Bank Loan	\$263,109.91
Delinquent Assessments	\$ 24,572.69
Delinquent Assessments Over 30 Days	\$ 12,336.07

To Be Determined Expenditures / Budget Items:

- Tenting
- J&R Inspection
- Dock Seawall Reserves
- Dock Pilings

Additional Information:

- As approved by the board at the May 28, 2024, meeting, a payment in the amount of \$125,000 was made to Flagship Bank to pay down our principal. The payment was made on May 30th. Our remaining balance for Flagship Bank, as provided above, is \$263,109.91. Approximately \$25,000 was remaining after the payment, to cover future monthly FB payments of \$5,130.25 per month.
- E-mails were sent on June 12th to unit owners with outstanding roof loan balances, as a reminder that full payment on loans is due on June 30, 2024. The collections policy which will be triggered if the balances are unpaid by June 30th, was also attached for review. As of June 12th, twelve (12) units remain with unpaid balances.
- The board approved the use of funds saved from the reduction in insurance fees, to cover the approximately \$30,000 in uncovered interest which will remain, assuming all unit owners are paid in full by the June 30, 2024, deadline.

VI. MANAGEMENT REPORT: Report submitted by Angela Johnson; LCAM Ameri-Tech available upon request.

VII. DOCKMASTER REPORT: D. Millhouse

- Recommend that monthly slip fees be increased from \$180 to \$215, to offset \$35 electric cost/slip which will now be paid by HOA.
- Eight of the nine slips have been rented.
- Box of 100-4" stainless steel screws were installed to repair boards on the dock. Screws were donated by Marc DesRosiers; time donated by Dean Millhouse.
- Slip 7 is now occupied by a 42-foot long, 17 ½ foot high sailboat. Discussion ensued regarding height of this boat and its obstruction of water view for residents of 400 building, especially at high tide. The VOIE does not have a boat height or weight restriction in its By-Laws.

VIII. OLD BUSINESS

- Termite Tenting – the HOA has received two proposals for tenting and is awaiting a third proposal. It is recommended that tenting be postponed until fall or toward end of hurricane season.

IX. NEW BUSINESS

- Motion to ratify previously approved estimate from J & R Inspection by M. DesRosiers, second by JB Dickson, to approve payment of \$2,400 for remaining twelve buildings. Motion carried. Wind mitigation inspections have been completed and awaiting reports.
- Motion by M. DesRosiers, second by B. Worms to increase monthly boat slip fee by \$35 to \$215. Motion carried.
- Dock fees will remain in the Operating Account and consideration for fees to go directly into Dock/Seawall Reserves will be given at budget time.
- Dock Pilings: acquire two additional proposals to clean and wrap pilings. The proposals require the use of divers. The HOA will be responsible for the inspection fees. Dock work proposals also to be considered. A. Valentine motioned to cap the inspection fees to \$200, no second, motion died.

X. MEMBERSHIP COMMENTS

- Peter Kohut and Maxine Wood expressed concerns regarding the operation of Quality Boats. Trash is often left on the street and the trash dumpster is sometimes left outside the fenced area. Additionally,

many boats are parked on Windward Passage. VOIE residents are encouraged register their complaints by going to *myclearwater.com* -> Zoning Board.

- As water pipes are replaced, construction on Windward Passage and in front of the CMA will be ongoing.

XI. **ANNOUNCEMENTS**

- Next HOA meeting will be on Tuesday, July 23, 2024, and will be hosted by substitute manager.
- HOA meetings during July and August will be conducted using ZOOM. A hyperlink will be sent to all unit owners.

XII. **ADJOURNMENT:** Motion to adjourn made by M. DesRosiers, seconded by B. Worms; meeting adjourned @ 8:05 PM.

Attendees

Mona DesRosiers, 1202
Tim Donohue, 804
Bill Worms, 1302
Angela Valentine, 1203
Jo-Beth Dickson, 304
Maxine Wood, 801
Dale Wood, 801
John Ricci, 303
Lisa Worms, 1302
Dave Jeroski, 602
Peter Kohut, 105
Mary Ellen Rose, 1301
Melissa Curry, 1304
Peter Yackel, 902
Dean Millhouse, 405
Jennifer Maniatakos, 1303
Stuart Saltzman, 403
Alex Todrow, 101
Angela Johnson, LCAM, Ameri-Tech