

**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 held at Ameri-Tech Offices & via Zoom August 27, 2024.

BOARD MEMBERS PRESENT:

Ameri-Tech: Mona DesRosiers, Jo-Beth Dickson, Tim Donohue

ZOOM: Bill Worms, Angela Valentine

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Angela Johnson LCAM Ameri-Tech,

- I. CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order on August 27, 2024, at 6:01 pm by President Mona DesRosiers
- II. CERTIFICATION OF NOTICE:** JoBeth Dickson reported that the notice for the meeting had been posted on the east and west bulletin boards on 8/24/24 at 5:16 pm and was emailed to the VOIE community, on 8/23/24 at 4:32pm which constitutes proper notice.
- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. INSURANCE UPDATE WITH CHELSEA CHAPMAN**
 - A. General Liability: *Trisura Speciality*, our current carrier of record, will not renew our General Liability policy due to a current large open claim and a second closed claim from 2022, with a history of loss. The claims were made over the past two years. The large one is still ‘open’ and in litigation status. Our new carrier will be *Northfield Insurance*; the contract will be in effect from 8/27/24 - 4/13/25. Due to the cost of litigation, our General Liability premium will increase approximately 133%. This increase will affect all unit owners including the claimants. We are opting for an 8-month policy in hopes that the large claim will be closed by April and we can acquire a policy that is less expensive.
 - B. Cyber Liability: As per recommendation by Ms. Chapman, the VOIE will add a Cyber Liability policy costing \$349.65 for the above-mentioned 8-month period.
 - C. Insurance Prospects for 2025: Property and Wind Insurance increases are not expected to be as high as in previous years. Rates will be determined **and if excess funds are available from this year’s savings, they may be used to fund the SIR’s reserves.** Flood renewal coverage will occur in November 2024. Flood rates are set by FEMA; the anticipated premium increase is 18%. Property & Wind insurance will increase approximately 25-30%. *SLIDE INSURANCE* has become an ‘admitted’ Florida carrier and may be an option for us in April.
- V. APPROVAL OF MINUTES:** Motion by T. Donohue, second by JB Dickson to approve minutes of July 23, 2024. Motion passed; A. Valentine opposed.

VI. OFFICERS' REPORTS

A. President: Mona DesRosiers

- a. Met with Angela Johnson and Chelsea Chapman regarding our insurance renewal.
- b. Worked with Bill Worms, assisted by Angela Johnson and Diana Naccarato on Delinquent/Lien Notices.
- c. Worked with Angela Johnson on maintenance issues.

B. VP: Tim Donohue

Staggered Term Amendment to the Bylaws: an informational letter with the proposed changes to the Bylaws for term election of officers will be sent to all unit owners in September. Owners will have a 30-day comment period before a vote is taken. This change must be approved by 75% or 36 unit-owners. Signature on this document will read the 'Board'.

C. Treasurer: Bill Worms

Treasurer's Report August 27, 2024 Meeting

Information as of August 23rd:

Operating Funds	\$112,005.06
Reserve Funds	\$156,497.03
Special Assessment Fund	\$168,664.36
Flagship Bank Loan	\$256,356.02
Delinquent Assessments	\$101,677.00
Delinquent Assessments Over 30 Days	\$ 83,721.33

(\$71,631.72 of delinquent assessments are related to the roof loan)

To Be Determined Expenditures / Budget Items:

- Tenting
- Insurance
- Jenkins Construction (Units 304, 903 & 1303)

Additional Information:

- As of August 21, six (6) units remain with unpaid balances totaling \$71,631.72 excluding any additional interest charges. This is the same number of outstanding balances as last month. One unit has a low balance remaining.
- Statutory Notice of Late Assessment letters were mailed to the delinquent unit owners July 25th, 2024, according to the Association's Collection Policy. Per the policy, payments which were not received by August 25, 2024, shall bear interest from the due date, at the highest rate permitted by Florida law, and our attorney will mail an Intent to Lien Notice to the unit owners, in accordance with the Florida Statutes, which shall include the delinquent assessment, interest, attorney's fees and collection costs.

- Motion by A. Valentine, second by T. Donohue to move \$100,000 from Special Assessment Account to Flagship Bank to make a principal payment on the roof loan. Motion passed unanimously.
- A. Valentine motioned to move all Insurance costs from Reserves to Operating account. Angela Johnson and D. Naccarato in accounting, confirmed this was completed in May after a Board vote. There was no second, motion died.
- A. Valentine also proposed the Tenting Reserve be moved from a Reserve line item to Operating Expenses, but was informed by Angela Johnson that it requires a membership vote to move Reserve accounts.

VII. MANAGEMENT REPORT: Report submitted by Angela LCAM Ameri-Tech. available upon request.

VIII. DOCKMASTER REPORT: Dean Millhouse
Slip. #2 is the only available slip. All others are rented. No new activity.

IX. OLD BUSINESS

- A. Ratify approval of insurance proposal, as explained by C. Chapman of Great Florida Insurance in the amount of \$23,559.05 for the period 8/27/24 - 4/13/24. Motion by T. Donohue, second by B. Worms. Motion passed.
- B. Ratify approval of Unit 805 AC replacement and relocation. Motion by A. Valentine, second by T. Donohue. Motion passed.
- C. Motion by M. DesRosiers, second by JB Dickson to approve replacement of upper door and slider in Unit 406. Motion passed
- D. Motion by T. Donohue, second by JB Dickson to use funds from Tenting Reserve to accept proposal from Haskell Termite & Pest Control for termite tenting of 100 Building at a cost of \$9398.00. Motion passed.

X. NEW BUSINESS

- A. Motion by T. Donohue, second by A. Valentine to approve kitchen window replacement in Unit 802. Motion passed.
- B. Motion to purchase Cyber Liability coverage from 8/27/24 – 4/13/25 made by B. Worms, second by T. Donohue. Motion passed.
- C. SIRS Update: The SIRS committee chairperson ascertained that on 1/1/24 Ameri-Tech provided Beryl with an incorrect Reserve account balance. The corrected Reserve amount will be provided to Beryl by September 30, 2024. Currently, our monthly Reserve contribution is \$9,975.65.
- D. A. Valentine motioned to move all Insurance "expenses" from Reserves to Operating account. A. Johnson and D. Naccarato in accounting, confirmed this was completed in May after a Board vote. A. Valentine advised this is incorrect information. While the insurance budget figures were reclassified to operational expenses, as of July 2024 the insurance expenses in the Statement of

Revenue and Expenses have not been reclassified to operational expenses. Having no second, the motion died.

- E. A. Valentine motioned to provide Beryl with a balance sheet figure. Membership wanted to discuss. After discussion, B. Worms requested A. Johnson be involved, due to her experience with other communities, and to inquire with Beryl if we can provide a Reserve balance by the end of September. There was no second, motion died.

XI. MEMBERSHIP COMMENTS:

- A. Peter Kohut noted that the directional traffic arrows have not been replaced since areas of our roadway were last paved. He suggested that the VOIE purchase arrow stencils and paint and use volunteers to re-paint all arrows.
- B. Many thanks to Tim and Carol Donohue for replacing the east pool umbrella which had been destroyed by a recent storm.
- C. A. Valentine asked A. Johnson. of Ameritech if Board Directors approaching owners regarding legal or collection matters creates a liability for the Association. A. Johnson stated that Board Directors should not approach owners regarding matters of collection and/or legal.

XII. ANNOUNCEMENTS

- A. Next VOIE Meeting will be held at the CMA on September 24, 2024, at 6:00 PM.
- B. Parking: visitor parking permits can be obtained by going to the VOIE website or contacting A. Johnson at ajohnson@ameritechmail.com. Visitor permits are issued for a maximum of 14 days. Vehicles may not be parked overnight on the ‘apron’ of the unit.

XIII. ADJOURNMENT: Motion to adjourn made by M. Desrosiers, second by T. Donohue; meeting adjourned @ 8:10 pm.

Attendees:

Ameri-Tech

Mona DesRosiers, 1202
Marc DesRosiers, 1202
Jo-Beth Dickson, 304
Tim Donohue, 804
Paul Ferguson, 1103
Peter Kohut, 105
Ann Kohut, 105

ZOOM

Bill Worms, 1302
Angela Valentine, 1203
Dean Millhouse, 405
Mary Ellen Rose, 1301
John Ricci, 303
Dave Jeroski, 602
Stuart Saltzman, 403
Shelley Delano, 503
Bill Goodchild, 203
Maxine Wood, 801
Dale Wood, 801