

**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 CMA & via Zoom, September 24, 2024.

BOARD MEMBERS PRESENT:

CMA: M. DesRosiers, T. Donohue, A. Valentine, JB Dickson,

ZOOM: B. Worms,

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Angela Johnson, LCAM Ameri-Tech

- I. CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 6:05 pm by President Mona DesRosiers. Upon the meeting being called to order, M. DesRosiers asked for a consensus of the Board members to add an item under New Business. Four members yes, one no. New Business item being Budget and Planning Committee.
- II. CERTIFICATION OF NOTICE:** M. DesRosiers reported that the notice for the meeting had been posted on the east and west bulletin boards on Sunday, September 22 at 3 PM, and emailed to VOIE community, which constituted proper notice.
- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. APPROVE/WAIVE MINUTES:** Motion to approve minutes of August 27, 2024, made by T. Donohue, second by B. Worms. Motion passed; A. Valentine opposed.
- V.**

OFFICERS' REPORTS:

A. President – Mona DesRosiers

- a. Met with Cut-Rite and owners of Unit 503 regarding request for new plantings in rear of unit; no funds available until 2025 budget.
- b. Paid down principal of Flagship loan by \$100,000 using money from Special Assessment Account.
- c. Scheduled tenting of 100 Building for October 30, 2024
- d. Scheduling informational meeting on October 7, 10, 21, 23 with Haskell Termite & Pest Control to answer questions from residents. There is a medical issue with one of owners in 100 building.
- e. Contacted *Duke Energy* to repair pole light.
- f. Contacted *MyClearwater* regarding excessive water bill for unit 802. Water company located & repaired leak on 9/25/24.
- g. Contacted Rick's Pool Service regarding unsatisfactory maintenance on East pool.
- h. Sent *Thank You* note to St. Brendan's Church for installing fence bordering our property.

B. Vice President – Tim Donohue

- a. Information regarding Staggered Terms emailed to all residents. Comments, suggestions, and support requested.
- b. The period for questions or comments will end on October 14, 2024.
- c. On November 4, 2024, a ballot will be sent to all owners by USPS to amend the By-laws to reflect a change to Staggered Terms. This change will begin with the annual elections of board members in January 2025. For this change to be implemented, we need a positive vote from 75% (36 units) of owners.

C. Treasurer’s Report – Bill Worms

Treasurer’s Report
September 24, 2024, Meeting

Information as of September 20th:

Operating Funds	\$120,573.39
Reserve Funds	\$168,919.70
Special Assessment Fund	\$ 74,061.79
Flagship Bank Loan	\$156,356.02
Delinquent Assessments	\$ 97,924.35
Delinquent Assessments Over 30 Days	\$ 83,048.78

(\$83,085.42 of the total delinquent payments are related to units with outstanding balances on the roof loan)

To Be Determined Expenditures / Budget Items:

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

Additional Information:

- As of September 20th, **five (5) units** remain with unpaid roof loan balances totaling \$83,085.42. Four (4) of the units have large balances, with the fifth being under \$5k. This is a reduction of one outstanding balance compared to last month. All five (5) units have been sent to the attorney for appropriate action as per the association collection policy. A notice of intent to foreclose is to be sent on October 8th if payment is not received by that time.
- A decision on the reserve balance which will be provided to Beryl for the SIR’s study is required this evening. This figure, once provided, cannot be changed and factors into the study calculations which determine if we are adequately funded as an association. The other factor is the amount we contribute to reserves on a monthly/annual basis.
- **As per unanimous vote during the August board meeting, an additional \$100,000 principal payment was made to Flagship Bank to further reduce our outstanding loan balance to \$156,356.02.**

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

- A. A. Valentine made a motion to reimburse owner for towing car parked in visitor parking without a valid pass. Motion died.

- B. Motion by B. Worms, second by S. Valentine to reimburse unit owner for cost of towing when presented with an invoice. Motion passed
- C. Budget workshop at Ameri-Tech, October 10, 2024, at 1 PM.

VII. DOCKMASTER REPORT – D. Millhouse (Zoom): no changes at the docks.

VIII. OLD BUSINESS

- A. Staggered Terms: encourage unit owners to vote for the proposal and to communicate with board members with comments, suggestions, and hopefully support.
- B. Motion by JB Dickson, second by T. Donohue to award Halenkamp & Son, Inc. the contract for repairs on units 202, 304, 903, and 1303 at a total cost of \$9,055.80. Motion passed; A. Valentine abstained.
- C. SIRS Update
 - a. Beryl will accept use of September 30, 2024, reserve data provided by Ameri-Tech as Base for SIRS study
 - b. VOIE monthly reserve contribution is \$9,975.65.
 - c. Committee recommends full funding in 2026 rather than 2025.
 - d. SIRS items will be fully funded; non-SIRS items will be partially funded.

IX. NEW BUSINESS

- A. Flood Insurance Renewal: three options for the deductible were presented: \$5,000; \$10,000; or \$25,000. After discussion, it was agreed that the \$5,000 deductible option would be the most advantageous for the VOIE. Motion by B. Worm second by T. Donohue to approve \$5,000 deductible. Motion passed.
- B. Motion made by M. DesRosiers, second by B. Worms to accept Cut Rite’s proposal of \$75.00 to deliver and install “prop” for Roebelenii Palm tree hanging over roadway in front of Unit 503. Motion passed.
- C. With the culmination of the *SIRS Committee*, motion by M. DesRosiers, second by JB Dickson to disband the *Budget & Planning Committee*. Motion passed.
- D. Motion by M. DesRosiers to name B. Worms as SIRS contact person. Motion died.

X. MEMBERSHIP COMMENTS

- A. S. Saltzman: several boards on his back deck are loose; Wilbur will be asked to assess condition of the boards. P. Kohut asked, “Has anyone fallen off the deck?”
- B. M. Madden: commented on inconsistencies in landscaping throughout the complex, especially in the back of the units.
- C. M. Wood: the awning on Unit 1004 is an eyesore as it is ripped & torn. Owners have been contacted many times, yet nothing has been done. Max praised the Board for improving the landscaping at the entranceways to the VOIE complex.

XI. ANNOUNCEMENTS: Next HOA Meeting will be held at the CMA on October 22, 2024, at 6 PM and on Zoom.

XII. ADJOURNMENT: Motion to adjourn made by M. DesRosiers, second by T. Donohue; meeting adjourned @ 8:02pm.

ATTENDEES

Dale Wood, 801

Max Wood, 801
Peter Kohut, 105
David Jeroski, 602
Mike Madden, 701
Stuart Saltzman, 403
Carole Donohue, 804

ZOOM

John Ricci, 303
Magdalena Krstanoski, 101
Jenn Maniatakos, 1303
Dave Smith, 802
Claudia Smith, 802
Bill Goodchild, 503
Lisa Worms, 1302