

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

*Please see *Amendment to minutes in Comments Section*

TO: All Board members

FROM: Jo-Beth Dickson, Secretary

SUBJECT: Board of Directors Meeting, at Clearwater Marine Aquarium, December 5, 2024

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

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Tim Hendrix, LCAM Ameri-Tech, K. Paulsen, LCAM Ameri-Tech; C. Chapman, Great Florida Insurance.

- I. CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 6:48 PM by President Mona DesRosiers

- II. CERTIFICATION OF NOTICE:** JB Dickson reported that the notice for the meeting had been posted on the east bulletin board on Tuesday 12/3/24 @ 5:23 and posted and emailed to VOIE community on 12/3/24 @ 5:41, which constitutes proper notice.

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

- IV. APPROVE/WAIVE MINUTES:**
Approval of Minutes of 11/5/24: motion by A. Valentine, second JB Dickson. Motion approved. Tim Donohue abstained.
Approval of Minutes of 11/19/24: motion by M. DesRosiers, second T. Donohue. Motion passed; A. Valentine opposed because of omissions and errors.
Approval of ZOOM only Minutes of 11/26/24: Motion by T. Donohue, second B. Worms. Motion passed; A. Valentine abstained.

- V. OFFICERS' REPORTS:**
 - A. President: Mona
 - a. Common Elements: Section X, E of By-laws states that *common elements shall not be obstructed, littered, defaced or misused in any manner*. Recently, some common elements of our property have been defaced and there is evidence & proof of the persons responsible. If such person or persons does not stop, information will be forwarded to our attorney.
 - b. Communicated with C. Chapman and F. Nolan of RRT
 - c. Responded to owner emails/texts
 - d. Flagship Bank dormant checking closed. Check to Association delivered to Ameri-Tech to be deposited into assessment account.
 - e. Purchased large bulletin board for replacement of small one located near unit 105 (west). The one on the east side (1004) was removed as it was too difficult to access.
 - f. Purchased paint for Wilbur.

- g. Reimbursement check #12089 to Unit 101 mailed on 11/22/24/.
- h. Submitted driver's license to Ameri-Tech Corporation Transparency Act.
- i. Met with Dunedin Plumbing for cut in plumbing caused by landscapers. The City of Clearwater is responsible for the repair.
- j. Motion by A. Valentine, second M. DesRosiers to apply for admission to *mysafefloridacondominium* program.
- k. Motion by A. Valentine, second by T. Donohue to approve new location of bulletin board near unit 105 as well as removal of east bulletin board.

B. VP: Tim D: comments at end of meeting.

C. Treasurer: Bill W.

Treasurer's Report
December 5, 2024, Meeting

Information as of December 4th:

Operating Funds	\$145,094.51
Reserve Funds	\$199,126.64
Special Assessment Fund	\$ 70,671.54
Flagship Bank Loan	\$144,754.50
Delinquent Assessments	\$130,331.28
Delinquent Assessments Over 30 Days	\$102,233.52

(\$60,300.74 of the total delinquent payments are related to the special assessment)

To Be Determined Expenditures / Budget Items:

- Rapid Restoration - Insurance deductible phase 1 / Remediation phase 2
- Additional Information:
- As of December 5th, four (4) units remain with unpaid roof loan balances totaling \$60,300.74. A notice of intent to foreclose will be sent out within days.
 - Carry-over approximately \$120,000. Net owed to RRT approximately \$65,000, which represents \$5,000 deductible per building. We will be approving RRT payment of \$25,000 & we will still owe them \$40,000.

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

- Motion by A. Valentine, second by T. Donohue to hire Greenberg Associates to file CTA information required by state of Florida at a cost of \$150. Motion passed; opposed B. Worms citing history of delays by Greenberg.

VII. DOCKMASTER REPORT: tabled

VIII. OLD BUSINESS

- A. Rapid Response Team – Waiting for opinion from our attorney, Dan Greenberg to determine who is responsible for replacing dry wall.
- B. Motion by A. Valentine to create a *Condo Committee* chaired by Ron Finger to investigate viability of electrical outlets from saltwater intrusion, air quality, & chemicals used by RRT in Phase I of restoration. No second, motion died.
- C. Motion to chair Hurricane Relief Committee chaired by A. Valentine, no second, motion failed.
- D. Motion by A. Valentine to expedite testing of electrical outlets, arrange for industrial hygienist to test indoor quality and ‘building envelope’. No second, motion failed
- E. Motion by JB Dickson, second by B. Worms to pay RRT \$25,000 for partial payment of cleanup. Motion passed; A. Valentine opposed.
- F. Motion by T. Donohue, second by B. Worms to table landscaping. Motion passed unanimously.

IX. NEW BUSINESS

- A. Insurance & Special Requirements
 - 1. Fire extinguisher inspection: Two estimates have been received: Piper-Fire: \$9.50/ extinguisher; Fire Master: \$6.90/extinguisher
 - 2. Insurance requires 54” latches for pool entrance gate & gates to private residences. Approximate costs: \$130/lock; labor 3 hours @ \$95/hour. Sign also required by water. One electrical panel needs to be tested & possibly replaced.
 - 3. Unit 504: large tree encroaching on property & damaging awning. Board will obtain two proposals: one to trim & one to remove.
 - 4. Flood Policy: motion by M. DesRosiers, second by T. Donohue to approve Flood Policy renewal; motion passed unanimously.

X. MEMBERSHIP COMMENTS:

- A. Membership discussions centered around assessment, date of restoration, and responsibility of drywall replacement
- B. Stuart Saltzman (403): requested date that restoration work will be completed.
- C. Dave Jeroski (602) Opinion: restoration of foyer responsibility of HOA; garage area should be responsibility of owner.
- D. **Corrected: "Angela Valentine was informed that Rapid Response was located and secured by Mona and Chelsea Chapman."*

XI. ANNOUNCEMENTS: Annual Meeting & Election of Board of Directors, January 27, 2025.

XII. ADJOURNMENT: Motion to adjourn made by JB Dickson, seconded by T. Donohue. Meeting adjourned @ 8:21PM

ATTENDEES

CMA

105 Peter Kohut
301 Ron Finger
304 Jo-Beth Dickson
403 Stuart Saltzman
406 Shelley Abate
501 Roger Malaquin
601 George Alexiou
602 Dave Jeroski
701 Mike Madden
801 Maxine Wood
802 Dave Smith
804 Tim Donohue
805 Debbie Panfil
805 Roger Panfil
901 Dennis Owens
1102 Lori Fudens
1103 Paul Ferguson
1201 Al Reinauer
1202 Marc DesRosiers
1202 Mona Desrosiers
1203 Angela Valentine
1303 Jennifer Alongi-Maniatakos
1303 Pete Mamniatakos

ZOOM

503 Shelley Delano
902 Peter Yackel
1301 Mary Ellen Rose
1302 Bill Worms
1302 Lisa Worms