

**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, via ZOOM, July 23, 2024

BOARD MEMBERS PRESENT: Mona DesRosiers, Tim Donohue, Bill Worms, Angela Valentine, Jo-Beth Dickson

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Tim Hendrix, LCAM Ameri-Tech

- I. CALL TO ORDER FOR BOARD MEETING:** The 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 7/20/24, @ 4:55 & 4:58 PM & emailed to VOIE community @ 5:14 which constituted proper notice. A *CORRECTED* Agenda was re-sent to all owners @ 5:59pm and re-posted at 6:17PM & 6:21PM.
- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. APPROVE/WAIVE MINUTES:** Motion to approve minutes died. Motion to amend minutes as follows made by T. Donohue, second by M. DesRosiers; motion passed. Minutes of June 25 will be amended. to reflect changes and posted as official minutes on VOIE website.
- V. OFFICERS' REPORTS:**
 - A. President: M. DesRosiers
 - Received quotes from *Beach to Bay* and *Priority Marine* regarding repairs to boat docks. Shared with Angela Johnson & Board.
 - Also met with *TBA Boat Lift Service and Repair* and *JKL Dock Repair and Pilings Services* regarding proposals for boat docks.
 - Stucco, prime and paint completed at the south end of 400 building (from meter work) by Handyman Chris.
 - Stucco, prime and paint completed at the north end of 400 building (from AC work) by Handyman Chris.
 - Marc & Mona donated another box of 4-inch stainless steel screws for dock repairs; Dean Millhouse donated installation time.
 - Met with Angela Johnson and Jenkins Construction regarding units 903, 1303, and 304.
 - Will be meeting with *Gulf & Bay Dock Wraps* on Thursday, July 25. Awaiting inspection.
 - Board Meeting reports
 - Monthly dock slip fees will increase to \$215 beginning August 1, 2024
 - Bay News 9 visited the VOIE on July 5th to interview Dale Wood of unit 801. Dale is a Marine Veteran, neighbor and friend who gives back to his community by hand-creating and donating the wooden American flags you see displayed at many owners' entrances. Check it out!
 - Met with Chelsea Chapman regarding VOIE Liability Insurance. Our Liability Insurance will not be renewed on August 27, 2024, due to excessive payments for an open claim.
 - Changes to Board Draft Minutes must be submitted by Friday before Board Meeting.
 - Wind Mitigation reports have been posted on the VOIE web site.

B. VP: Tim D.

Motion made by JB Dickson, second by T. Donohue to amend Article II, Section 1 of the Bylaws regarding election of officers and staggered terms. Motion passed. A narrative and an explanation will be sent to all unit owners. Property owners will have a 30-day period for comments. A formal vote will take place in September. To be enacted, this amendment must be passed by 75% (3/4) of owners.

**EXHIBIT "A" SCHEDULE OF AMENDMENTS
TO THE BYLAWS OF
THE VILLAGE ON ISLAND ESTATES CONDOMINIUM ASSOCIATION, INC.**

1. Article II, Directors, Section 1, of the Bylaws, shall be amended to read as follows:

Section 1. Number and Term: The number of directors which shall constitute the whole Board of Directors, also known as the Board of Administration, shall be five (5). At the first election held after the adoption and recording of this amendment, all five (5) seats will be up for election. The candidates with the highest three vote totals will serve two-year terms and the candidates with the next two highest vote totals will serve one-year terms in order to establish staggered terms. In the event of a tie, if the candidates cannot agree on who will serve the aforementioned terms, a run-off election will be conducted pursuant to the Florida Administrative Code. Thereafter, all directors shall serve a two-year term. All directors shall be members of the Association. Elections may be conducted by an electronic voting system in compliance with applicable Florida law.

2. Article VI, Notices, Section 1, of the Bylaws, shall be amended to read as follows:

Section 1. The method of calling and summoning the unit owners to assemble at meetings, including annual meetings, shall require at least fourteen (14) days written notice to each unit owner in advance of the meeting, which may include electronic notice, and the posting at a conspicuous place on the condominium property of a notice of the meeting at least fourteen (14) days prior to said meeting. The notice of the annual meeting can be sent by mail to each unit owner and the post office certificate of mailing shall be retained as proof of such mailing and such mailing shall be deemed notice. The foregoing requirements as to meetings are not to be construed, however, to prevent unit owners from waiving notice of meetings or from acting by written agreement without meetings, as provided in these By-Laws, the Declaration of Condominium, or the laws of the State of Florida.

**CERTIFICATE OF AMENDMENT TO THE
BYLAWS OF
THE VILLAGE ON ISLAND ESTATES CONDOMINIUM ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on the ____ day of _____, 20__ by an affirmative vote of three-fourths (3/4) of all members of the corporation, the Bylaws of the Village on Island Estates Condominium Association, Inc., originally recorded in O.R. Book 4878, Page 2033, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Bylaws of The Village On Island Estates Condominium Association, Inc., is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Bylaws of The Village on Island Estates Condominium Association."

IN WITNESS WHEREOF, The Village on Island Estates Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this _____ day of _____ 20__.

THE VILLAGE ON ISLAND ESTATES
CONDOMINIUM ASSOCIATION, INC.

(Corporate Seal)

By: _____

ATTEST:

_____, President

Printed Name

_____, Secretary

Printed Name

STATE OF FLORIDA COUNTY OF PINELLAS

On this day _____ of _____ 20__, personally appeared before me _____, as President, and as Secretary of the Village On Island Estates Condominium Association, Inc., who are personally known to me or who have produced _____ as identification and who did take an oath.

NOTARY PUBLIC

C. Treasurer: Bill Worms

Treasurer's Report
July 23, 2024 Meeting

Information as of July 19th:

Operating Funds	\$115,966.57
Reserve Funds	\$147,001.33
Special Assessment Fund	\$157,026.66
Flagship Bank Loan	\$259,578.80
Delinquent Assessments	\$101,879.87
Delinquent Assessments Over 30 Days	\$ 87,277.69

(\$73,373.78 of the delinquent payments are related to the roof loan)

To Be Determined Expenditures / Budget Items:

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

Additional Information:

- As of July 19th, six (6) unit owners remain with unpaid balances totaling \$73,373.78 excluding any additional interest charges. This is a reduction from twelve (12) outstanding balances due, in June.
- Statutory Notice of Late Assessment letters are scheduled to be mailed to the delinquent unit owners Friday, July 19, 2024, according to the Association's Collection Policy. Per the policy, payments which were not received by June 30, 2024, shall bear interest from the due date, at the highest rate permitted by Florida law. If payment is not received within 30 days of the Notice of Late Assessment, 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.

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

VII. DOCKMASTER REPORT – Dean Millhouse

Two boat slips are not rented. All boat owners have been notified that dock rent will increase to \$215/month starting August 1, 2024. Proposals to replace/repair docks have been solicited. The 42-foot boat has been moved to Clearwater.

VIII. OLD BUSINESS

- Change to Bylaws: Motion by JB Dickson, second by T. Donohue to send narrative to all owners explaining proposed change in Bylaws to implement staggered terms. Motion passed. Owners will have 30 days for questions, concerns, or comments before voting occurs.
- Tenting: three proposals for the tenting of 100 Building have been received. Haskell submitted the lowest price, completed the last two tentings with excellent results and is highly recommended by Tim Hendrix. A final decision will be made in the fall.

IX. NEW BUSINESS

Dock and piling proposals: no money was allocated for repairs to the boat docks in the 2024 budget. Repairs to docks including cleaning and wrapping the pilings will be addressed when the 2025 budget is prepared. It was suggested that the VOIE consider owner-owned boat slips.

X. COMMITTEE REPORTS

Budget & Planning Committee: A. Valentine reported on meeting with the committee regarding the SIRS and Milestone Reports required by the state of Florida.

The Florida State Milestone Report and SIRS report have different targets. The Milestone Report is mainly a visual structural inspection which must be completed by a licensed engineer. The VOIE has passed Phase 1 of the Milestone Report. The SIRS (Structural Integrity Reserve Study) report is a numbers-based report used by the HOA to prepare for future repair, replacement, or maintenance. It has two components, SIRS and Non-SIRS.

The SIR's component consists of 7 key items that require full funding. The non-SIR's components can be either partially funded or waived with a majority vote of 26 units. Examples of SIRS components include structural items such as roofs, plumbing, painting, water valves, deck railings, balcony railings and pools and any item with a deferred maintenance expense greater than or equal to \$10,000. Examples of Non-SIRS items are paving, lighting, seawall & other 'amenities'. The vote on fully or partially funding Non-SIRS items must be done annually. By following Beryl's model (once the new beginning reserve balance and annual reserve contribution are inputted), we are considered fully funded. After Beryl receives the new beginning reserve balance, and annual reserve contribution, they will re-run the model and send us and the

state the results along with the Milestone Report. Once finalized, the Milestone Report will be sent to all unit owners and the SIR's report will be posted on the VOIE website.

XI. MEMBERSHIP COMMENTS:

- M. Wood (801) Condo Community & Development Committee: two members, M. Wood & P. Kohut met with David Ferrar (sp), President of the IECA and vice chair of the Code Enforcement Board of Pinellas County along with representatives from the other two residential condos on Island Way) regarding lack of safety for pedestrians and vehicles due to poor parking this roadway. The goal is to improve the quality of life for residents on Island Way.
- M. WOOD (801) expressed concern that owners show little concern regarding serious issues. The non-renewal of our liability insurance is the result of one open liability claim against our association. Additionally, the \$100,000 in assessment delinquencies has the potential to affect all owners.
- Dave Smith (802) stated that residents should email Tim Hendrix or Angela Johnson for list of delinquent owners. Dave also believes that while the liability insurance claim is still active, the VOIE cannot be dropped. Chelsea Chapman will be contacted for a clearer explanation.
- A. Valentine (1203): concerned that trimmings from nearby hedge will be detrimental to her AC unit. She is also concerned that water from the sprinklers will have an equally adverse effect on the life of her AC unit.
- S. Delano (503): requested procedure for submitting a work order. Tim Hendrix said to email A. Johnson, our regular LCAM at Ameri-Tech or use our web site.

XII. ANNOUNCEMENTS: next meeting will be held on August 27, 2024 @ 6:30 on Zoom.

XIII. ADJOURNMENT: Motion to adjourn made by M. DesRosiers, seconded by JB Dickson; meeting adjourned @ 8:40 pm.

ATTENDEES

Tim Hendrix, LCAM Ameri-Tech
Mona DesRosiers, 1202
Marc DesRosiers, 1202
Maxine Wood, 801
Dale Wood, 801
Al Reinauer, 1201
Stuart Saltzman, 403
Claudia Smith, 802
Dave Smith, 802
John Ricci, 303
Shelly Delano, 503
Bill Worms, 1302
Mary Ellen Rose, 1301
Tim Donohue, 804
Carole Donohue, 804
Angela Valentine, 1203
Peter Kohut, 105
Jennifer Maniatakos, 1303
Dean Millhouse, 405
Lori Fudens, 1102
Jo-Beth Dickson, 304