

**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, Monday, February 10, 2025

BOARD MEMBERS PRESENT: J. Alongi-Maniatakos, M. DesRosiers, T. Donohue, JB Dickson, B. Worms.

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Tim Hendrix & Kim Paulsen, LCAM Ameri-Tech

- I. CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 6:00 pm by President Mona DesRosiers
- II. CERTIFICATION OF NOTICE:** JB Dickson reported that the notice for the meeting had been emailed to the VOIE community on 2/7/25 at 3:59 PM and posted on the bulletin board on 2/8/25 at 4:10 PM which constitutes proper notice.
- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. APPROVE/WAIVE MINUTES**
 - BOD minutes, December 5, 2024; motion by Tim D. second by Bill W; unanimously approved.
 - BOD minutes January 9, 2025; motion by Tim D. second by Jo-Beth; unanimously approved
 - Board of Directors Organizational Minutes, January. 27, 2025; motion by. Jo-Beth, second by Tim D; unanimously approved.
- V. OFFICERS' REPORTS:**
 - A. President: Mona DesRosiers
 1. Report from Robyn Hummel who volunteered to obtain proposal for electrical work. Awaiting individual price proposals; none received yet.
 2. Robyn contacted a friend from another community regarding recommendation for drywall work. Meeting was postponed and to be rescheduled, no proposal at this time.
 - B. VP: Tim Donohue
 1. Staggered Terms
 - **Proposal:** continuation of Staggered Terms amendment to Bylaws begun in 2024. Process to be restarted in March.
 - **Objective:** To ensure board continuity and prevent annual turnover.
 - **Approval:** for the Bylaw to be passed, 75% / 36 units of property owners must support the amendment.
 - **Next Step:** Ameri-Tech will mail out amendment packets in March. Votes must be returned to Ameri-Tech by April 1, 2025.
 2. Establish Committees: Bill Worms proposed the formation of three committees to improve governance and efficiency in the community. Each committee would consist of one board member & volunteers from the community.

3. Treasurer: Bill Worms

Treasurer's Report
February 10, 2025, Meeting

Information as of February 7th:

Operating Funds	\$181,307.50
Reserve Funds	\$221,543.51
Special Assessment Fund	\$ 58,199.92
Flagship Bank Loan	\$132,417.10
Delinquent Assessments	\$ 88,355.06
Delinquent Assessments Over 30 Days	\$ 68,652.51

(\$42,353.44 of the total delinquent payments are related to the special assessment)

To Be Determined Expenditures / Budget Items:

- Rapid Restoration - Phase 1
- Rapid Restoration or Another Contractor – Phase 2

Additional Information:

- As of January 24th, three (3) units remain with unpaid roof loan balances totaling \$42,353.44. Notices of Intent to Record a Lien were sent to three (3) units on December 9th, and to one (1) unit on December 10th. Lien notices were to be sent out to three (3) delinquent roof loan units and one (1) general delinquent payment unit by the end of January. As of this writing, we have not received confirmation from Greenberg if this has occurred.
- An additional payment to RR in the amount of \$25,000 was approved. We have not received a firm date as to when we will receive payment for our claim, but as of this writing, the feeling was that it is not far off and there is some optimism that it will cover the remaining balance due to RR.

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

VII. OLD BUSINESS

- A. Landscape Contract: motion by. Bill W., second by. JB Dickson to continue with Cut Rite Landscaping through February 2025. Beginning March 1, 2025, the HOA will contract with Ginkgo Landcare, LLC. Motion passed unanimously.
- B. Tenting: Haskel has been contracted to tent the 100 building; however, the HOA will be contacting NaturZone for update on recent termite service to units in that building. Possibility that we will wait

until 'swarming season' in May before action is taken. C. Chapman, Great Florida Insurance, suggested acting before our property insurance renews on April 13, 2025.

- C. Delinquency Notices: as per Florida Condo Association Bylaws, owners must be informed 90 days, prior to any vote or election, that they will be ineligible to vote if they are delinquent in fees or assessments.
- D. Drywall Update: Ron Finger contacted a drywall contractor who was asked to contact Tim Hendrix or Ron Finger if interested in providing quote. No response currently.
- E. Angela Valentine reported that she had obtained no information regarding the original floor plans for the VOIE.

VIII. NEW BUSINESS

- A. Motion by Bill W., second by Tim D. to re-appoint Deam Millhouse as Dockmaster. Motion passed unanimously.
- B. Motion by Tim D., second by JB Dickson to create a dedicated Dock/Boat Slip account. Motion passed unanimously.
- C. Motion by Bill W., second by Tim D. to create three committees, consisting of Board members and volunteers, for the purpose of providing recommendations regarding topics important to the VOIE complex. Motion passed unanimously.
Owners may contact Mona or Tim D. to volunteer for one of the following committees.
 1. Governance: (Tim Donohue & JB Dickson) review & update Bylaws.
 2. Building, Grounds & Landscaping: Mona DesRosiers & Jenn Alongi-Maniatakos
 3. Finance & Planning: (Bill Worms) goal to develop 3–5-year plans to deal with SIRS items.

IX. RESTORATION UPDATE

- A. Motion by Bill W., second by Tim D. to move forward with Rapid Restoration for Phase 2 of the Re-Build Stage of our complex, if the HOA does not have two other proposals from outside contractors by the time Ameri-Tech has received insurance checks, pending legal counsel. Motion passed unanimously.
- B. Phase 2 restoration of the VOIE includes restoring each garage and foyer to its original floor plan or 'like kind'. Rapid Restoration will obtain one permit for each building. All work is subject to inspection. The Association will be responsible for three electrical outlets, a partition & one door in the garage or foyer. Owners who have already completed work may be required to sign a waiver.

X. MEMBERSHIP COMMENTS

Peter Kohut (1 05): suggests the VOIE investigate installation of gutters to eliminate water entering through the stucco siding.

Al Reinauer (1201): requests inspection for water damage on inside of his unit. In September, he requested, from Ameri-Tech, a list of owners who are delinquent, which is public information. To date this data has not been received. Al questioned why hurricane-damaged fence installed by St. Brendan's Church has not been repaired. Apparently, there is a legal issue with the installation. He is also awaiting response regarding foundation of his HVAC unit that was damaged during hurricane.

- XI. ANNOUNCEMENTS:** Meetings of HOA will occur on third Monday of each month. Next meeting will be Monday, March 17, 2025, at the CMA.
- XII. ADJOURNMENT:** motion to adjourn by Tim D, second by Bill W.; meeting adjourned 7:48 PM.

ATTENDEES

CMA

105 Ann Kohut
105 Pete Kohut
301 Ron Finger
304 Jo-Beth Dickson
405 Dean Millhouse
602 Dave Jeroski
801 Max Wood
801 Dale Wood
804 Tim Donohue
804 Carole Donohue
903 Mark Bushee
903 Glen Hayes
1103 Paul Ferguson
1201 Al Reinauer
1202 Mona DesRosiers
1203 Angela Valentine
1302 Bill Worms
1302 Lisa Worms
1303 Jennifer Alongi-Maniatakos

ZOOM

101 Magdalena Krystanoski
701 Mike Madden

Tim Hendrix, LCAM Ameri-Tech
Kim Paulsen, LCAM Ameri-Tech
Chelsea Chapman, Great Florida Insurance