

**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, 6:00 PM, September 29, 2025 at Clearwater Marine Aquarium

BOARD MEMBERS PRESENT: J. Alongi-Maniatakos, M. DesRosiers, JB Dickson, T. B. Worms
Zoom: Tim Donohue (late)

BOARD MEMBERS ABSENT: none

OTHERS ATTENDING: Rosie Masionet, LCAM Ameri-Tech

- I. CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 6:04 PM by President Mona DesRosiers. Rosie Masionet, our new LCAM was welcomed and spoke briefly to members in attendance.
- II. CERTIFICATION OF NOTICE:** JB Dickson reported that the notice for the meeting was posted on the bulletin board on and emailed to VOIE community on 9/26/25 @ 5:29 PM which constitutes proper notice.
- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. APPROVE/WAIVE MINUTES:** Motion to approve minutes of 8/25/25 by Mona, second by Jenn. Motion passed unanimously.
- V. OFFICERS' REPORTS:**
 - A. President: Mona DesRosiers
 1. With Jo-Beth conducted interview with buyers of Unit 504.
 2. Continued work with Frank and Jose from Rapid Restoration and Clearwater city inspectors regarding rebuild project. Electrical work is being inspected; installation of dry wall will begin in the 1300 building.
 3. Explained that additional work requests will not be considered until the restoration of the VOIE project is complete and all permits have been closed.
 4. Review of procedures
 - a. Requests by owners for maintenance can be made using the option on the VOIE website.
 - b. Bulk Trash: the City of Clearwater will pick up bulk trash items every Thursday. Items for pick-up should be placed in the street at Larboard (behind dumpster) or in the street at Dory Passage (behind dumpster).
 - c. Paint & Deck Information: paint colors for pavers, railings, & decks are available on our website. The HOA will pay for paint; owners are responsible for the labor.
 - B. VP: Tim Donohue

Tim was unable to attend the meeting in person as he is immobilized from a fall at his unit. Using Zoom he presented an update from the Governance Committee. This committee continues to evaluate existing bylaws and documents in advance of forwarding all notes and recommendations to our legal counsel. We had originally postponed this important initiative due to the more pressing needs and costs related to the remediation of the storm damage caused by Hurricane Helene. It is the

consensus of the Board that the Governance Committee's efforts to formally update the Bylaws and documents be postponed until 2026 and that the cost of preparation and review of said documents be prudently budgeted for in the 2026 VOIE Budget. In the meantime, the committee will continue to move forward with the necessary research and due diligence to ensure that all revisions are reflective of current best practices and fully comply with Florida Statutes.

C. Treasurer: Bill Worms

Treasurer's Report
September 29, 2025 Meeting

Information as of September 25th:

Operating Funds	\$284,666.96
Reserve Funds	\$321,159.35
Special Assessment Fund	\$ 59,784.03
Flagship Bank Loan	\$102,488.79
Delinquent Assessments	\$ 60,321.48
Delinquent Assessments Over 30 Days	\$ 52,683.48

(\$27,864.90 of the total delinquent payments are related to the special assessment)

To Be Determined Expenditures / Budget Items:

- Restoration Phase III – Reimbursement of qualified personal items
- Rapid Response – 2nd payment after completion of Phase II refurbishment
- Strategic Claims – Project management of phase II and III-unit owner reimbursements
- Drain / Sewer Cleaning
- Landscaping
- Dock replacement
- Flagship bank loan
- Pool furniture

Additional Information:

- Delinquent assessments were reduced from \$80,983.74 last month to the current \$60,321.48.
- Payment for the outstanding roof loan was paid in full by the estate of unit 1001.
- Another unit owner paid his outstanding balance in full.
- A third unit owner sold his unit and the outstanding balance for the roof loan is in estoppel but has not been received by Ameri-Tech and credited to our account as of this writing.

Budget Planning: budget process underway; recent meeting held but not all issues were resolved.

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

VII. NEW BUSINESS – VOTING ITEMS

- A. Pooling: previously, reserves were itemized for specific uses (roof, paint, docks, etc). Pooling allows reserves to be used as needed, providing flexibility in budgeting. Recent Florida legislation may mean the association will not be required to follow the “CSRs” (Structural Integrity Reserve Study) if buildings are under a certain height or living space occupancy. We are waiting a ruling from our attorney verifying our buildings have only two (2) stories of living space. To remove SIRS funds from any specific designated account will require a 75% vote of the owners. Motion to pool funds made by Bill, second by Jo-Beth. Motion passed unanimously.
- B. Drain & Sewer Cleaning contract: four bids were received. Motion by Jenn, second by Bill to award bid to Florida Drain Line Solutions, including scoping in the amount of \$5,400.
- C. Delinquent Owners Voting: unit owners who are delinquent in their financial obligations will be unable to vote or to run for an office of the VOIE Association. Delinquent owners will be informed of their potential loss of voting rights 14-days prior to any election. Motion by Jenn, second by Bill. Motion passed unanimously.
- D. 1303: Motion by Jo-Beth, second by Bill to approve cost of front door for unit 1303.
- E. Attorney Fees and costs associated with collections of delinquencies will be assessed to owners’ ledgers, including ongoing and future infractions. Motion by Mona, second by Jenn. Motion passed unanimously.
- F. Laddering CD’s –to obtain interest from Reserve Funds, the HOA proposes to purchase CDs for 3, 6 and 12 months which will guarantee regular interest payments throughout the year. The purchase of CDs will require the signature of two (2) board members. Ameri-Tech’s address will be used for all documentation to ensure continuity. Currently the HOA has \$321,000 in Reserve Funds. Motion by Bill, second by Jenn to use Laddering System. Motion passed unanimously.
- G. Motion by Bill, second by Mona to invest \$200,000 in CDs. The committee will select the bank with the best CD rates.

VIII. COMMITTEE REPORTS

- A. Governance – see VP report above. Continuing to evaluate and update Bylaws but completion is not feasible for 2025.
- B. Finance – Bill
 - 1. CD Laddering proposal
 - 2. Future three-year (and longer) plan deferred until storm debts resolved
 - 3. Goal: Systematic scheduling and reserve planning for major maintenance (tenting, painting, etc)
 - 4. Emphasis on integrating CSRS/best practices even if not legally required.

IX. MEMBERSHIP COMMENTS:

- A. Owners inquired about process and standard for Phase 3 reimbursements following storm damage.
- B. Strategic Claims (Craig Koebel) handling reimbursement; standard “allowable” price per door/garage will apply. If work costs more than standard, owner responsible for difference; only verified, completed work will be reimbursed. Owners who reported damage prior to deadlines confirmed as eligible; final rules/process pending.

- C. Landscaping: Pending bids received (approx. \$60k+); project deferred until higher-priority debts are resolved and best planting time considered. Consideration of sod/stone options; next steps will be scheduled when funds allow.

X. GENERAL FISCAL RESPONSIBILITY

Recognition that the association has avoided special assessments due to careful claim/project management. Ongoing restoration, debt reduction, and future planning for reserves are top priorities.

XI. ANNOUNCEMENTS: next meeting: Thursday, October 23, 2025; 6:00 PM at Clearwater Marine Aquarium

XII. ADJOURNMENT: Motion to adjourn made by Mona second by Bill; meeting adjourned @ 7:05 PM.

ATTENDEES

101 Alex Todrow
304 Jo-Beth Dickson
403 Stuart Saltzman
701 Mike Madden
805 Roger Panfil
1103 Paul Ferguson
1202 Mona Desrosiers,
1202 Mark DesRosiers,
1302 Lisa Worms
1302 Bil Worms
1303 Jennifer Alongi-Maniatakos

ZOOM

402 Diana Schmidt
605 Maria Hall
804 Tim Donohue
1203 Angela Valentine