

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

TO: All Board Members

FROM: Jo-Beth Dickson, Secretary

SUBJECT: Annual Meeting and Election of Directors Meeting, January 27, 2025, at CMA

BOARD MEMBERS PRESENT: Mona DesRosiers, JoBeth Dickson, Tim Donohue, Bill Worms
Angela Valentine present in audience.

BOARD MEMBERS ABSENT: none

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

1. **Call to Order:** The meeting was called to order at 6:12 pm by President Mona DesRosiers
2. **Proof of Notice & Establish of Quorum:** JB Dickson reported that the notice for the meeting had been posted on the west bulletin board on 12/03/24, and emailed to VOIE community, which constitutes proper notice.
3. **Certifying of Proxies & Establish Quorum:** 27 proxies present; quorum requirement is 26.
4. **Approval Minutes of Last Members' Meeting:** Motion to approve Annual Meeting Minutes and Board of Directors Organizational Meeting Minutes of January 22, 2024, approved unanimously.
5. **Candidate Agreement: Status:** All candidates have agreed to abide by association documents.
6. **Election of Directors:** counting of ballots by 3 non-candidates.
7. **Motion to Close Ballot Box** made by Dale Woods (801) second by Pete Maniatakos (1303); unanimous vote to close.
8. **Unfinished Business**
Treasurer Report: Bill Worms

**Treasurer's Report
January 27, 2025 Meeting**

Information as of January 24th:

Operating Funds	\$144,584.41
Reserve Funds	\$209,236.39
Special Assessment Fund	\$ 63,330.17
Flagship Bank Loan	\$136,548.85
Delinquent Assessments	\$ 77,080.84
Delinquent Assessments Over 30 Days	\$ 66,434.96

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

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. One (1) unit owner paid his entire balance, and one (1) owner made a partial payment. These notices were repeatedly delayed due to insufficient staff and the hurricane implications encountered at Greenberg. Lien notices are to be sent out to three (3) delinquent roof loan units and one (1) general delinquent payment unit by the end of January.
- Our balance due to RR after our initial \$25,000 payment, is \$213,402.71. We are currently over 60 days past due, and RR is demanding payment. We have not received a firm date as to when we will receive payment for our claim, nor have we any indication of the amount to be received. A check in the amount of \$55,385 was received from the insurance company, which was payment for the 100 building.
Without knowing what our claim amount is and when it might be paid out, it is most likely that an assessment may be required to cover the phase 1 costs from RR, plus phase 2 costs which are yet to be determined. Additionally, we still have an outstanding balance of \$136,548.85 with Flagship

To Be Determined Expenditures / Budget Items:

- Rapid Restoration, Phase 1: Balance discussed
 - **Initial Payment:** \$25,000 made.
 - **Outstanding Balance:** \$213,402.71, 60 days overdue.
- Rapid Restoration, Phase 2 Completion of drywall and other tasks pending discussion.
 - **Recent Payment Received:** \$55,385 for Building 100.
 - **Total Outstanding Buildings:** 12 units remaining.
 - **Insurance and FEMA Involvement:** Awaiting final claim approvals; expected payout to cover outstanding balances.
 - **Current Status:** Negotiating to avoid liens; possible partial payments.
 - **Insurance Claims:** Involvement of FEMA; expected resolution within a few weeks
 - **Future Repairs:** Dependent on claim payouts; potential for additional assessments if funds are insufficient.

9. New Business

- Election Results: Jennifer Alongi-Maniatakos, Mona DesRosiers, JoBeth Dickson, Tim Donohue, Bill Worms
- Seating of New Board

10. Management Report – available upon request

11. **Announcements:** Next HOA meeting to be held at CMA on Monday, February 10, 2025, at 6:00 PM.

12. **Adjournment:** Motion to adjourn by Max Wood, second by Shelley Abate; meeting adjourned at 6:49 PM.

ATTENDEES

CMA

Tim Hendrix, LCAM Ameri-Tech
Kim Paulsen, LCAM Ameri-Tech
Mona DesRosiers, 1202
Bill Donohue, 804
Carole Donohue, 804
Jo-Beth Dickson, 304
Jennifer Alongi-Maniatakos, 1303
Peter Maniatakos, 1303
Shelley Abate, 406
Bill Worms, 1302
Lisa Worms, 1302
Paul Ferguson, 1103
Stuart Saltzman, 403
Angela Valentine, 1203
Ron Finger, 301
Roger Panfil, 805
Peter Kohut, 105
Ann Kohut, 105
Glensy Hayes, 903

ZOOM

John Ricci, 303
Diane Schmidt, 402

DRAFT