



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

TO: All Board members

FROM: Jenn Maniatakos, Secretary

SUBJECT: Workshop and Board of Directors Meeting, June 8, 2026 @ 6 pm, at Ameri-Tech Office

BOARD MEMBERS PRESENT:

Jenn Maniatakos
Mona DesRosiers
Bill Worms
Jo Beth Dickson

BOARD MEMBERS ABSENT: Tim Donohue

OTHERS ATTENDING: Scott Vignery, LCAM Ameri-Tech

- I. **CALL TO ORDER FOR WORKSHOP MEETING:** The meeting was called to order at 6:00 pm by President Mona DesRosiers
- II. **CERTIFICATION OF NOTICE:** Jenn Maniatakos reported that the notice of the meeting was emailed on June 6, 2026, at 5:10pm and posted on the bulletin board on June 6, 2026, at 5:10pm.
- III. **ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. **APPROVE/WAIVE MINUTES:** April 27, 2026, approved by unanimous motion made by Jo Beth, seconded by Mona.
- V. **WORKSHOP SUMMARY (ATTACHED):**
- VI. **ADJOURNMENT:** Motion to adjourn made by Jo Beth, seconded by Jenn; meeting adjourned at 7:30pm

- VII. **CALL TO ORDER BOARD OF DIRECTORS MEETING:** The meeting was called to order at 7:30pm by President Mona DesRosiers
- VIII. **CERTIFICATION OF NOTICE:** Jenn Maniatakos reported that the notice of the meeting was emailed on June 6, 2026, at 5:10pm and posted on the bulletin board on June 6, 2026, at 5:10pm.
- IX. **ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- X. **APPROVAL OF BOD MINUTES FROM 3/30/2026:** March 30, 2026, approved by unanimous motion made by Jo Beth, seconded by Mona.
- XI. **OFFICERS REPORTS:**
- a. **President: Mona DesRosiers**
- We have a new grate replacement in our center drive.
 - Jo Beth went through records at Ameritech to minimize boxes and fees.
 - Revisions have been made with vendors to provide estimates for more apples to apples.
 - Jo Beth is working with Duke Energy to visually improve our two transformers on property.
 - On May 26, a Door Dash delivery driver backed into the wall at 1203. Insurance claim for this situation is still pending (unresolved), and Scott provides a concrete block repair person. A police report was filed with instructions for our insurance.
 - The Vista has passed inspection and is ready to be enjoyed by all. It has a new railing, table in place, stones, and signs posted. The same applies to the community firepit behind the 800 and 1300 buildings, to be enjoyed by all, and following all safety measures. For both amenities, please be courteous and leave it as you find it. Thank you in advance!
 - Unit 804 had a termite treatment today by Naturzone, (and 803 last week), so owners in the 800 building should be alerted to any new findings.
 - Naturzone also assessed a bee situation behind Unit 901, and treated twice today, per the supervisor. Only wasps are covered in our contract, so we may want to consider the costs of adding coverage for bees. Today's second treatment was complimentary.
 - We received an estimate from Reuben Clarson for \$13,800.00 to provide an engineer recommendation regarding the docks, but the scope of work was incorrect, so they will revise. We received an email today from JKL stating an engineer they work with is recommending replacement, not repair, and that letter will be forthcoming.
 - The VOIE Board of Directors will not consider selling the docks, as it is not allowed per Florida Statutes.
 - Per Florida Statutes and our condo documents, our VOIE Board of Directors have a fiduciary duty to maintain, repair, or replace all common elements of our property. We have been discussing these projects for over a year now, so my recommendation tonight will be to schedule a Zoom only meeting within the next week to approve the following projects: Landscape, Docks, East Pool resurfacing including pool deck repairs for both pools. Assessment information will be forthcoming.
 - Before the year ends, I would recommend a workshop to address additional projects, while obtaining comparative estimates for these projects.

b. Treasurer: Bill Worms

- i. Bank Balances as of June 4, 2026:
 1. Operating Funds: \$264,800.19
 2. Reserve Funds: \$428,597.71
 3. Total Community Assets: \$693,397.90
- ii. Delinquent Assessments: \$33,748.65 (total); over 30 days: \$13,815.82 (likely understated due to early meetings in month).
- iii. Dedicated Project Funds:
 1. Deferred Maintenance (available for landscaping/other): \$74,076.44
 2. Pool Resurfacing: \$35,319.98
 3. Seawall (possible docks): \$46,980
 4. Rear Decks: \$20,028.62
- iv. Legal Expenditures: \$16,621.60 spent in recent months, largely attributed to disputes/legal challenges from four-unit owners. The board notes that this diverts funds from projects.
- v. Hurricane Insurance Funds: Outstanding queries over transparency and allocation. Only \$12,000-\$17,000 remains unspent, but further bills for ongoing hurricane repair work (e.g., rapid response, strategic claim) may exceed this.
- vi. Records Availability: Board and management state all records (insurance, claims, expenditures) have been sent or are available; some owners dispute this and cite difficulty accessing records.

XII. MANAGEMENT REPORT: Report submitted by Scott Vignery, LCAM Ameri-Tech available by request.

- a. Did not have anything to add beyond President or Treasure report / discussion (report misplaced)

XIII. DOCKMASTER REPORT: Dockmaster not in attendance

XIV. NEW BUSINESS:

- a. Ratify Rabin, Parker, and Gurley agreement. Approved by unanimous motion made by Jenn, seconded by Mona.
- b. Ratify approval for unit 1201 awning. Approved by unanimous motion made by Mona, seconded by Jenn.
- c. Ratify approval for M+M Architect invoice. Approved by unanimous motion made by Jo Beth, seconded by Mona.
- d. Ratify approval for unit 803 windows. Approved by unanimous motion made by Mona, seconded by Jo Beth.

XV. OLD BUSINESS:

- a. Tenting 1200 and 1300 buildings update
 - i. Jenn has collected all units of 1200 & 1300 building except for unit 1203
 - ii. 1203 stated she will provide key to Haskel direct

XVI. COMMITTEE REPORT: none

XVII. MEMBERSHIP COMMENTS:

- a. Pavers & Aprons: Ongoing maintenance/repair needs, some storm-related. Aprons possibly to be included in concurrent or future painting projects; pavers being fixed due to storm and vehicle (trash truck) incidents.
- b. Storm Drain/Grate Issue: New central drive grate installed; concerns about installation, elevation, and water drainage. Safety, liability, and aesthetics discussed.
- c. Pool Area Hazard: Temporary red tape/paver repairs at pool area identified as an urgent safety concern needing immediate attention.
- d. Termite Treatment: Termite season warnings; residents instructed to report visible “frass” (coffee-ground like residue) for treatment.
- e. Gutters and Downspouts: Strong suggestions to install gutters—at least in “problem areas”—to address ongoing foundation and erosion problems; some buildings currently have limited guttering, but their effectiveness is questioned.

XVIII. ANNOUNCEMENTS:

- a. Survey Results: 34 of 51 units responded, highest participation to date.
- b. Top Priority: Landscaping ranked as number one capital project in survey.
- c. Survey Critique: Some owners objected to lack of dollar figures for each project on the survey, which they view as essential for rational prioritization. The board understood the critique; however, during the workshop the board was tasked with obtaining quotes revised, therefore providing figures as quickly as promised to get a survey released to the community would have been inaccurate. These figures have to date been amended.
- d. General Involvement: Multiple calls for owner committees, more open communication, and encouragement for owners to run for board election if dissatisfied.

XIX. ADJOURNMENT: Motion to adjourn made by Mona, seconded by Jo Beth; meeting adjourned @ 8:16 pm.

HOA Capital Projects Workshop
HOA Workshop and Board Meeting Summary
Date of Meeting: June 8, 2026

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 - i. Landscaping Project
 - ii. Boat Docks and Slips Project
 - iii. Pool Maintenance and Repairs
 - iv. Community Financial Overview
 - v. Capital Spending Plan and Project Prioritization
 - vi. Post-Hurricane Repairs, Claims, and Reimbursements
 - vii. Records Requests, Transparency, and Legal Issues

viii. Other Facility Concerns/General Maintenance

ix. Survey and Owner Engagement

- ☐ Action Items
- ☐ Follow-up Points and Future Meetings

Introduction and Overview

The meeting was centered on progressing several significant capital projects, addressing ongoing post-hurricane repairs and insurance claims, owner engagement, committee formation, and general property maintenance. There were heated debates over process, transparency, board responsibility, and homeowner reimbursement. Discussions involved both board members, legal counsel, property management, committee members, and homeowners attending in person and via Zoom.

Main Topics Discussed

1. Landscaping Project Summary

- ☐ **Status:** Revised vendor quotes for landscaping have been received, and a side-by-side comparison produced.
- ☐ **Discussion Points:**
 - (**Committee Formation:** Strong support for forming/reaffirming a landscape committee involving more owners for buy-in, expertise, and to lessen the board's burden. Names mentioned: JoBeth, Max, Dale, Mona, and new volunteers (e.g., Roger, Deborah).
 - (**Owner Involvement:** Recommendation to send out a call for volunteers, emphasizing transparency and engagement across all units.
 - (**Plant Selection:** All vendors have confirmed plantings are interchangeable; indigenous, low-maintenance, and salt/drought-resistant species are preferred due to past hurricanes.
 - (**Quote Comparison:** Bids from three vendors (e.g., Ginkgo/Charlie's company, Cutright); approximate project cost cited from \$76,000–\$119,000; recommendations to focus on cost, warranty, and vendor reliability.
 - (**Committee Role:** Some questioned relevance of re-forming a committee at this stage since bids and walkarounds have been done. Others argued a short-term owner committee could rapidly finalize plant selection without delaying vendor choice.
 - (**Vendor Consensus:** Ginkgo (the current maintenance vendor) was strongly favored due to seamless service (install & maintain), competitive pricing, and realistic warranty.
 - (**Timing/Conditions:** Project not to commence until end of drought or wet season, likely fall 2026.
 - (**Project Scope:** Need clarity between new planting vs maintenance. Outlined the importance of owner engagement, especially as landscaping was top survey priority.
 - (**Finances:** \$74,000 available in deferred maintenance for application towards landscaping.
- ☐ **Decision:** Board to lean towards Ginkgo as vendor and reaffirm community committee for plant input. No formal vote taken; possible vote in an upcoming (Zoom) board meeting.

2. Boat Docks and Slips Project Summary

- ☐ **Status:** Three vendor proposals received; price range approximately \$160,000–\$196,500.

- ❑ Revised Bid: JKL (contractor) submitted a revised bid of \$196,500 (up from \$153,750) reflecting owner feedback to retain the middle dock section (approx. 570 sq. ft, \$75/sq. ft.) and offers a negotiated reduction for slip plumbing to \$4,500 (from \$9,000).
- ❑ Scope of Work: All vendors to clarify inclusion of electrical systems, dock lights, benches, trash cans, dock boxes; current bids may not represent 'all in' costs and additional features may increase total project cost.
- ❑ Maintenance vs. Replacement: Feedback from marine engineer (consultant with JKL) strongly recommends full replacement; repairs are no longer viable.
- ❑ Committee/Consultant Input: Owner recommendation to engage at least two independent, third-party marine consultants (not affiliated with contractors or any unit owner) to provide unbiased structural assessment and detailed scope of work. Estimated cost for such an opinion: \$13,500 (as per prior quote). A revision narrowing the scope of work has been requested.
- ❑ Process Issues: Confusion over prior committee work, existence of formal reports, and clarity of findings.
- ❑ Financing Concerns: Significant debate over how projects should be funded (special assessment vs. other alternatives) and whether current/future owners alone should bear the cost.
- ❑ Boat Slip Ownership/Renting Controversy:
 - (Proposal to sell docks for cost recovery determined impossible under Florida law and association documents (requires 100% owner approval; docks are common elements).
 - (Survey of attendees of meeting: majority opposed to privatizing/ "selling" individual slips.
 - (Rentals: Ongoing debate over whether renters (as opposed to owners) can legally lease boat slips; documents currently unclear; legal opinion to be sought. The board is not opposed; however, documents would need to be revised.
- ❑ Boat Lift Costs: Homeowner attendee states that boat lift removal/reinstallation (\$8,500–\$10,000 per lift) falls on slip renter/owner.
- ❑ Next Steps: Board/committee to finalize scope of work with engineers, clarify all-in pricing, and await additional consultant reports before moving forward.

3. Pool Maintenance and Repairs Summary

- ❑ Status: Five bids for pool resurfacing and deck repairs received for both pools.
- ❑ Condition: East pool noted as "delaminating" and previously shut down due to pump failure. Current maintenance is satisfactory; pool contractor visits twice/week and is positive about equipment status.
- ❑ Budgeting: \$35,319.98 reserved for pool resurfacing.
- ❑ Specific Complaints: Red tape and opened paver section (post-repair) at the east pool is cited as a safety hazard needing urgent backfill and attention.
- ❑ Board/Manager's Response: Board and property manager are to expedite completion of temporary repairs and ensure safety.

4. Community Financial Overview Treasurer's Report (Bill)

- ❑ Bank Balances as of June 4, 2026:
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- **Records Availability:** Board and management state all records (insurance, claims, expenditures) have been sent or are available; some owners dispute this and cite difficulty accessing records.

5. Capital Spending Plan and Project Prioritization Discussion

- **Current State:** Board and committees have spent 1–2 years gathering quotes, walking property, and developing recommendations, yet projects have stalled over concerns about process and owner engagement.
- **Owner Comments:** Frustration over lack of a clear, phased capital improvement plan (previously promised) that would prioritize needs, manage financial impact, and provide long-term cost visibility.
- **Board Position:** Claims no final decisions have been made; to create such a plan, clear project costs are first needed. Only after consultant input and final proposals can a true phased plan be produced.
- **Project Prioritization:** Survey results show landscaping as the top priority, followed by docks and pools; gutters and decks are also being considered. Several owners push for immediate action on landscaping and defer to other projects.
- **Special Assessments:** Discussion of possible assessment of flood policy deductible; \$1,800 per unit for landscaping cited as one proposal.

6. Post-Hurricane Repairs, Claims, and Reimbursements

Key Discussions

- **Scope and Execution:**
 - (Large number of units required repairs to doors, garage doors, walls, and electrical/outlets due to Hurricane Helene (Sept 2024).
 - (Board process: Owners arrange repairs/replacement for related items outlined by Strategic Claims and submit paid invoices with photos for reimbursement. Cap per item enforced (e.g., approx. \$3184 / \$4,000 per garage/front door).
 - (Several vendors/offers (Precision, etc.) were negotiated for group pricing on garage doors.
- **Ongoing Complaints:**
 - (Multiple owners report open/unresolved repairs especially regarding outlet wiring, painting, baseboards, and interior finishes. Frustration over slow/partial reimbursement and requirement for front repair costs.
 - (Concerns that not all repairs were code-compliant or properly inspected.
 - (Association documents and legal opinions (Greenberg's Dec 2024 letter) state association responsibility for full, code-compliant restoration of common elements.
- **Board's Position:**

- (Board followed recommendations of insurance professionals and legal counsel; process and reimbursement limits set accordingly.
- (Claims that continued documentation, inspections, and necessary repairs are being managed; coordination with Rapid Response ongoing.
- **Owner Frustration:**
 - (Allegations that owner record requests are being denied; cease and desist letters received for repeated demands.
 - (Perceived lack of transparency or adequate support for owners who spent out-of-pocket, especially when reimbursement fell short of costs.
 - (Claims that new rules release board of common element repair obligations; broad waivers required from owners (seen as problematic).
 - (Owners want outstanding repairs to be finished before moving to new projects.

7. Records Requests, Transparency, and Legal Issues

- Records Requests: Several owners allege denied access to accounting and insurance claim files; received legal threats (cease and desist letters).
- Board Response: Stated all records provided as per law; continued requests seen as repetitive/harassing by board/legal counsel.
- Legal Fees: Significant legal costs (over \$16,000) are attributed to these ongoing contentions.
- Call for Transparency: Owners request open disclosure of insurance settlements, allocation of details, and written committee reports/findings.

8. Other Facility Concerns/General Maintenance

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- Pavers & Aprons: Ongoing maintenance/repair needs, some storm-related. Aprons possibly to be included in concurrent or future painting projects; pavers being fixed due to storm and vehicle (trash truck) incidents.
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This recording and summary were generated with the assistance of artificial intelligence and may contain minor inaccuracies.