VOIE – Special BOD meeting - Approve Contracts & Board Resolutions

Sep 1, 2026 04:50 PM Eastern Time (US and Canada) ID: 895 9193 7428

Zoom Recording link and passcode.

https://us02web.zoom.us/rec/share/R4b4YblLy3VL49R849NNBDumgdnEL_JkPfbRI7iLMiL8pOt2iIczHfoe15F1BzgB.-mxkU-iMdfl-yFx7?startTime=1788295821000

Passcode: .mJ9g8DQ

Quick recap

The meeting of the Village on Island Estates Condominium Association focused on addressing owner concerns and approving several contracts and corporate resolutions. Multiple owners, including Alvin Renauer and Richard Floyd, expressed strong concerns about a lien placed on the property by Rapid Restoration, questioning the board's handling of the situation and lack of communication. The board, led by Mona, stated that the lien matter was in litigation and could not be discussed in detail. The meeting also included heated discussions about the approval process for contracts with Ginkgo Landscape Workshop, JKL Services for dock replacement, and Pool Works for pool resurfacing and lighting, with owners like Peter and Angela criticizing the lack of competitive bidding and potential conflicts of interest. The board approved all the presented contracts and several corporate resolutions despite objections. Other owner comments touched on issues like selective enforcement of rules and repair responsibilities. The conversation ended with motions to adjourn after approving the agenda items.

Next steps

Mona

- Get the proposals (Ginkgo Landscape Workshop, JKL Services Agreement for dock replacement, Pool Works contracts for pool resurfacing and LED lighting) signed, dated, scanned, and sent to the members tomorrow.
- Clarify and communicate to Stuart (and potentially other owners) the procedure regarding foyer repairs (drywall, paint, trim, baseboards) and what was covered by Rapid Restoration versus what is the owner's responsibility.
- Follow up with Coastal Construction regarding their scheduled visit to evaluate the hazard at Stuart's unit (and potentially unit 404), and ensure Stuart is notified before they arrive.
- Ensure that the approved corporate resolutions (rules and regs for records, meeting procedures, due process committee, collection policy, board email addresses, and board communications/social media) are ratified and communicated to the membership.

Scott

- Provide Richard Floyd (unit 504) with the attorney's contact information, as requested, and clarify the process for homeowner communication with legal counsel.

Summary

Ameri-Tech Documentation Review Meeting

The transcript appears to be fragmented and lacks clear context or coherent discussion points. The conversation seems to involve Ameri-Tech reviewing some kind of documentation or quotes, possibly related to costs and storage units, but specific details are unclear due to the disjointed nature of the dialogue. The discussion ends with Ameri-Tech mentioning Lona as a co-host for an unspecified event or meeting.

Board Meeting on Common Elements

The meeting began with a roll call and confirmation of a quorum. Alvin Renauer raised questions about when the board was informed of liens on common elements and submerged areas, and whether there would be any changes to the common elements or relationships with contractors. The meeting was called to order by Mona, and Jalon confirmed that notice was sent 72 hours in advance as required.

Condo Lien Issue Discussion

Richard Floyd, unit 504, expressed concerns about a lien affecting his condo refinancing and questioned the board's actions to address it. Tim explained that the lien resulted from a dispute over incomplete work by Rapid Restoration, with the board refusing to pay the balance due to the job being abandoned. Mona indicated that legal counsel is handling the lien issue and suggested that Scott could provide information about the attorney, though Richard was unhappy with the communication process and criticized the board's handling of the situation.

Property Lien Notification Concerns

The meeting focused on concerns about a lien placed on property on July 27th, with Max questioning why owners were not notified. Mona explained that while the board handles issues professionally, they cannot discuss litigation details but acknowledged the importance of notification. Angela accused Mona of being responsible for current troubles due to signing contracts without proper bidding process. The discussion became tense, with participants expressing frustration about transparency and communication issues.

Assessment and Lien Concerns Meeting

The meeting focused on a lien issue and concerns about a proposed assessment. Roger, representing unit 805, expressed frustration about the board's handling of projects and questioned the legality of the assessment given previous bylaws limiting spending to $100,000 without 75% member approval. Mona repeatedly asked participants to stay on topic and not discuss the lien, while Ameri-Tech and Angela attempted to guide the discussion toward agenda items. The conversation ended without specific answers or resolution to the concerns raised.

Competitive Bidding Process Issues

Angela clarified that no competitive bidding had taken place for the $236,250 proposal, contradicting information in previous emails from Jen. Mona acknowledged this. Ameri-Tech added that proper public works procedures were not followed, including not hiring an engineer or obtaining competitive bids, and questioned the survey wording that combined replace and repair options, potentially changing community voting priorities. The discussion highlighted issues with the project's handling and the lack of competitive bidding processes.

HOA Conflict of Interest Concerns

Ameri-Tech raised concerns about potential conflicts of interest regarding JKL's involvement in neighborhood work, arguing it's illegal for neighbors to participate in rebuild, restoration, or new builds in an HOA. Mona clarified that JKL was recommended by Tim Hendricks and was one of

three quotes obtained, with proper references provided including an in-person meeting. The discussion revealed that JKL's proposal was sent to Ken Schroeder as dockmaster, though there appeared to be some confusion about whether proper channels were followed in the process.

Board Contract and Policy Approvals

The board discussed and approved several contracts including Ginkgo Landscape Workshop for landscaping, JKL Services Agreement for dock replacement, and PoolWorks contracts for pool resurfacing and LED lighting. They also approved corporate resolutions regarding association records, board meetings, due process committee, collection policy, board email addresses, and board communications. During the meeting, there were disputes about property value increases from dock replacement and concerns about competitive bidding processes, though the board proceeded with approvals despite these discussions. The conversation ended with clarifications about Rapid Response's work on foyer drywall repairs, which included replacing and texturing drywall but required owners to handle painting, trim, and baseboards.