

**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, Monday, April 14, 2025, at CMA.

BOARD MEMBERS PRESENT: J. Alongi-Maniatakos, M. DesRosiers, JB Dickson, T. Donohue, B. Worms.
Zoom: Bill 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 6:15 pm by President Mona DesRosiers.

Meeting addendum from Tim Donohue

VOIE Guidelines for Member Comments In Open Association Meeting - Florida Law provides that every association member has the right to speak on AGENDA ITEMS. The Board has the power to make rules regarding frequency, duration, and timing of input from members. The Chairperson has the right to limit the length of public comment periods to adhere to meeting time restrictions.

Rules for Public Comment:

1. There shall be two specific times for public comments.
2. Comment Period #1 – Start of meeting, restricted to Agenda items only.
3. Comment Period #2 – Close of meeting, open comment period on Association topics.
4. Each speaker will have three (3) minutes to speak.
5. No one may speak until recognized by the Chair.
6. All comments must be directed to the Chair.
7. Speakers must remain civil and respectful of the Board and fellow members.
8. The Board may choose not to respond to any statement(s) or question(s) raised. Public comment is your opportunity to speak to the Board.
9. Every speaker is expected to identify themselves by announcing their name and unit number.

- II. CERTIFICATION OF NOTICE:** JB Dickson reported that the notice for the meeting was posted on the bulletin board on 4/12/25 @ 11:19 AM, and emailed, 4/12/25 @ 11:08 AM to VOIE community, which constitutes proper notice.

- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.

- IV. APPROVE/WAIVE MINUTES:**

- A. Motion by T. Donohue, second by J. Alongi-Maniatakos to approve HOA minutes of 3/24/2025. Motion passed unanimously.
- B. Motion by T. Donohue, second by J. Alongi-Maniatakos to approve Emergency HOA meeting of 4/11/25. Motion passed unanimously

V. OFFICERS' REPORTS:

A. President: Mona DesRosiers

1. Tenting of Building 100 by Haskell will occur May 15-17, 2025. All unit owners have signed tenting agreement.
2. Agreed to Insurance Renewal as proposed by Chelsea Chapman, see below.
3. Some units have not submitted the Non-Substantial Form necessary to proceed with Phase II of the VOIE Restoration. Tim D. requested that Patryck from Strategic Planning view our complex before renewal process begins.

B. VP: Tim Donohue

1. Governance committee's first attempt to amend Bylaw to include Staggered Terms failed by three votes. Proxies are valid for 90 days. A '**Continuation**' will be scheduled for May 1, 2025.
2. Governance Committee's goal is to update all Bylaws to align with Florida Statutes.

C. Treasurer: Bill Worms

Treasurer's Report April 14, 2025, Meeting

Information as of April 10th:

Operating Funds	\$271,179.43
Reserve Funds	\$246,389.61
Special Assessment Fund	\$ 68,389.61
Flagship Bank Loan	\$128,164.22
Delinquent Assessments	\$ 86,585.32
Delinquent Assessments Over 30 Days	\$ 72,794.71

(\$41,929.90 of the total delinquent payments are related to the special assessment)

To Be Determined Expenditures / Budget Items:

Additional Information:

Foreclosure notices are to be sent out to the three-unit owners who have not paid their roof assessment in full. Foreclosure letters will be sent to these units after April 10th/11th.

Restoration Phase I: RRT has been paid in full for Phase I of the restoration
Restoration Phase II: Estimated cost for Phase II is \$71,400. Strategic Claim Consultants are ready to start Phase II which will include the following items: A/C Condensers, Water Heaters, Water Softeners, & Sump Pumps

Restoration Phase III – The VOIE has engaged Strategic Claims Consultants to determine which damaged items will be covered by insurance or the HOA community. The list of items to be covered will be posted on our website. An email site is available for owners to submit items for reparation: voiehurricanehelene@gmail.com.

VI. MANAGEMENT REPORT: Report submitted by Kim Paulsen & Tim Hendrix, LCAM Ameri-Tech available upon request. Tenting of Building 1 will occur May 15-17, 2025.

VII. DOCKMASTER REPORT: Dean Millhouse

- A. Three slips are available.
- B. G. Alexiou (601), at his cost, is interested in installing new pilings at his slip. These pilings would include slides for use in raising and lowering his boat. This proposal would require board approval.
- C. Unit 801 asked Dean to request 601 not store his inflatable raft on the docks.

VIII. OLD BUSINESS

- A. Insurance: Chelsea Chapman was able to change our Property coverage with Frontline, our current carrier to a 3% deductible, which will increase our cost by ~\$2,000 from last year. Added *Social Engineering* protection @ \$100,000.00 for \$223.65/year.
- B. Financial Planning: committee met on Thursday, April 17, 2025. This committee will be responsible for updates on SIRS requirements and for designing a 3-year plan for major expenditures. We discussed a proposal to have a \$2,000 assessment each year for 5 years to build up our reserves. The alternative is to increase COA fees rather than an assessment, which may be easier to collect. We suggest both options merit further consideration and are open for suggestions.
- 2. Governance: Chair, T. Donahue. As mentioned earlier, the mission of this committee is to update the Bylaws for the VOIE.
- 3. Buildings & Grounds: M. Desrosiers & J. Alongi-Maniatakos.
Motion by JB Dickson, second by J. Alongi-Maniatakos to vote Carole Donohue to this committee. Motion passed unanimously.
 - a. Landscaping: Dale & Maxine Wood held first meeting on 4/2/25. The committee has contacted four vendors for quotes to remove dead bushes, including roots and to repair & grade beds. Quotes were received from two vendors. The lowest was from Gingko for \$3,500. Gingko is also going to provide a diagram of our irrigation system.
 - b. Storm Sewers: Peter Kohut
Much of storm sewer system is filled with sediment and soil. System is not performing adequately; many manholes are clogged. Peter recommends obtaining estimates to syphon inlets and clean out system. Manholes have not been opened since installation in 1979.
 - c. Pool Furniture – Carole Donohue
Researched options for pool furniture: cost to re-strap, sand & resurface 10 lounges & 4 chairs, & purchase new tables: \$2,000. To purchase same items new, cost will be approximately \$4,000.

IX. NEW BUSINESS

- A. Motion by T. Donohue, second by JB Dickson to approve installation of new impact-rated door for unit 1302. Motion passed, abstain: Bill Worms.

C. Motion by T. Donohue, second by J. Alongi-Maniatakos to approve impact-rated door for unit 1004.
Motion passed unanimously.

X. ANNOUNCEMENTS – next HOA meeting will be May 1, 2025.

XI. ADJOURNMENT: Motion by M. DesRosiers, second by JB Dickson to adjourn. Meeting adjourned
at 7:44 PM

ATTENDEES

Max & Dale Wood (801)
Peter Kohut (105)
Tim & Carole Donohue (804)
Mark Keinath (501)
Glen Hayes (903)
Mark Bushee (903)
Dean Millhouse (405)
Paul Ferguson (1103)
Stuart Saltzman (403)
Tim Hendrix, LCAM
Kim Paulsen, LCAM

ZOOM

Claudia & Dave Smith (802)
Bill & Lisa Worms (1302)
Angela Valentine (1203)
Dave Jeroski (602)