



The Village on Island Estates Condominium Association, Inc.

(240 Windward Passage, Clearwater, FL 33767)

Board of Directors Meeting Following Reconveyance of Members Meeting Thursday May 29, 2025

- I. **Call to Order:** Meeting called to order by Mona 6:07pm
- II. **Certification of Notice:** Proper notice given
- III. **Ginkgo approval to remove dead bushes**
 - a. **Proposal:** Ginkgo to remove approximately 300 dead bushes for \$3,500 (includes root/stump removal and regrading).
 - b. **Committee Process:** Initial walkaround and tagging by Max, Dale, Dave Smith; further discussion about some healthy bushes being included for possible repurposing (e.g., parking expansion).
 - c. **Timing:** Ginkgo can start within a couple of days of approval and expects completion within two days.
 - d. **Replacement:** Not directly replacing bush-for-bush; future decisions will consider increasing parking, using stones, reducing sod, etc.
- IV. **Committee Update**
 - a. **Finance and Planning** (Bill, Paul, Dennis)
 - i. **Goals:** Develop a three-year community plan (expenditures, beautification, maintenance).
 - ii. **Budgeting Basis:** Using the SIRS (Structural Integrity Reserve Study) report as a planning anchor.
 - iii. **Landscaping:** Building and Grounds to provide recommendations (e.g., stone vs mulch, parking expansion, associated costs).
 - iv. **Storm Sewer Cleaning:** One quote from Wind River Environmental (\$4,100); seeking two additional quotes for comparison.
 - v. **Investments:** Exploring investing reserve funds in conservative instruments like CDs or Treasury bonds.
 - vi. **Painting:** SIRS recommends 10-year cycle; committee considers this too long—leaning toward a seven-year cycle, with painting also serving as opportunity to identify and repair stucco issues.
 - vii. **Condo Control/Platform:** Considering use of “Condo Control” for improved task tracking and document repository; to coordinate with Ameritech/manager for compatibility

- b. **Governance and Bylaws/Covenants** (Tim, Jo Beth)
 - i. **Amendment Passed:** Allowing for staggered terms.
 - ii. **Bylaw Revision Plan:** Committee awaiting Jo Beth's return to begin drafting updates using best practices and Florida statute as a template, followed by workshops and community review.
 - iii. **Legal Review:** Plan to have all governing documents reviewed/upgraded by attorney Dan Greenberg to reflect modern requirements and correct dated or contractor-centric language.
 - iv. **Reference Communities:** Intend to research bylaws/declarations from similar nearby communities (e.g., Sand Key) for possible adaptation.
- c. **Buildings and Grounds** (Mona, Jenn, Max, Dale, Carole, Peter K.)
 - i. **Pool Furniture:** Carol researching options; pool furniture recognized as outdated and worn. Priority to present a cohesive, welcoming impression for prospective buyers and residents alike.
 - ii. **Amenities/Repairs:** Discussion of pool resurfacing and possible replacements/upgrades of pool equipment.
 - iii. **Priority Setting:** Emphasis on differentiating needs vs. wants, with a focus on projects offering the highest community benefit or addressing liabilities first.

V. Discussion on cleaning the drains and proposals

- a. **Storm Sewer Cleaning and Gutters**
 - i. **Storm Sewer:** Cleaning prioritized for hurricane preparedness; awaiting three quotes (Wind River/prev. Seminole Septic at \$4,100).
 - ii. **Gutters & Downspouts:**
 - 1. Recognized as potential high-BCR (benefit/cost ratio) item due to ongoing stucco and wood rot issues (potentially \$2,000/unit, \$100K+ total).
 - 2. Committee to collect quotes and develop a phased plan if not immediately affordable.

VI. Docks Maintenance Discussion

- a. Ongoing safety and maintenance issues (slip 9 -rotted pilings, pulled-out cleats)
- b. Boat slip rental income now directed to a dedicated fund (formerly to operational).
- c. 2024 assessment placed dock replacement/repair at over \$100K.
- d. Past quotes collected and forwarded to dock master Dean for committee review. Pending advisory
- e. Priority for safety-related incremental repairs while waiting for resolution of storm-related finances.
- f. Unclear if individual boat owners or association is responsible for specific pilings; to be clarified with dock master.

VII. Adjournment: Adjourned at 7:15 PM, motioned by Tim D, second by Jenn

Action Items:

1. **Manager Transition:** Michael to receive contact info for handyman Wilbert and follow up on mailbox repair for unit 101.
2. **Legal Consultation:**
 - Bill (with Tim and others) to schedule meeting with attorney Dan Greenberg and public adjuster Craig Cobalt for guidance on owner/association responsibility regarding repairs and reimbursement after permit issues—targeting next Friday.
3. **Permit Tracking:** Michael/board to monitor and report on unit permit approvals for restoration.
4. **Rules Enforcement:**
 - Michael to document and send letter to owners regarding pool area rules violations
 - Community reminder to be sent regarding rules on animals and pool area conduct.
5. **Landscaping:**
 - Mona to coordinate with Ginkgo on bush removal; oversee follow-up with committee for next-phase planning regarding landscaping/parking.
6. **Storm Sewer Cleaning:**
 - Peter to collect two additional quotes (besides Wind River Environmental) for storm sewer cleanout.
7. **Gutters:**
 - Peter to gather additional estimates, refine scope of work for potential phased installation.
8. **Bylaw/Declaration Modernization:**
 - Governance committee to collect sample documents from nearby communities and coordinate with attorney for review.
 - Await Jo Beth's return to begin design and workshop process.
9. **Docks:**
 - Mona to follow up with Dean (dock master) for prioritized repairs/recommendations using existing dedicated funds.
 - Clarify responsibility for pilings between association and slip owners.
10. **Financial Investment:**
 - Finance & Planning Committee to investigate conservative investment options for reserve funds.
11. **Minutes Approval:**
 - Jo Beth to update and circulate minutes from previous and current meetings for approval at next session.
12. **Pool Furniture:**
 - Carol to continue researching options and related costs for furniture upgrades.