

**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, Thursday, July 31, 2025, 5:00 PM @ Ameri-Tech &. Zoom

**BOARD MEMBERS PRESENT:** J. Alongi-Maniatakos, M. DesRosiers, JB Dickson, T. Donohue  
Zoom: Bill Worms

**BOARD MEMBERS ABSENT:** none

**OTHERS ATTENDING:** Michael Diorio, LCAM Ameri-Tech

- I. CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 5:03 pm by President Mona DesRosiers
- II. CERTIFICATION OF NOTICE:** JB Dickson reported that the notice for the meeting was posted on the bulletin board on 7/29/25 @3:43 PM and emailed to the VOIE community on 7/29/25 @ 3:43PM, which constitutes proper notice.
- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. APPROVE/WAIVE MINUTES**
  - A. Motion by Tim D. second by Jenn to approve BOD minutes of Monday, April 14, 2025, at the CMA. Motion approved unanimously.
  - B. Motion by Tim D, second by Jo-Beth to approve Reconveyance Minutes of May 29, 2025. Motion approved unanimously.
  - C. Motion by Tim D, second by Jenn to approve BOD minutes of May 19, 2025. Motion approved unanimously
- V. OFFICERS' REPORTS**
  - A. President Report: Mona DesRosiers
    1. New pool sign to be created.
    2. Unit 1304: Wilbert will repair cracks in stucco on planter wall.
    3. Units 501 & 502: Wilbert will repair stairs.
    4. Units 101 & 104: Wilbert will replace mailboxes
    5. Rapid Restoration will commence repairs on permitted units on August 11, 2025; inspection on electrical work to follow. Three new permits were received on 7/30/2025.
    6. A huge shout-out to Peter Kohut and Maxine Wood for donating their time and materials to paint directional arrows on our roadways.
  - B. VP: Tim Donohue: Phase III of Restoration
    1. The BOD is hoping to avoid an assessment to reimburse items covered by Florida statutes.
    2. Long range planning is underway to address landscaping, gutters, drainage and boat docks.
    3. VOIE Board Statement for members.

C. Treasurer: Bill Worms

**Treasurer's Report  
July 31, 2025, Meeting**

**Information as of July 26th:**

Operating Funds	\$245,469.89
Reserve Funds	\$296,049.64
Special Assessment Fund	\$ 62,661.06
Flagship Bank Loan	\$111,158.75
Delinquent Assessments	\$ 72,880.48
Delinquent Assessments Over 30 Days	\$ 64,316.48
(\$29,285.68 of the total delinquent payments are related to the special assessment)	

To Be Determined Expenditures / Budget Items:

- Restoration Phase III – Reimbursement of qualified personal items
- Rapid Response – 2<sup>nd</sup> payment after completion of Phase II refurbishment
- Strategic Claims – Project management of Phase II and Phase III-unit owner reimbursements
- Drain / Sewer Cleaning
- Landscaping

Additional Information:

- Foreclosure letters were sent to three-unit owners, with a fourth currently under review. One of the three units receiving a foreclosure letter has reduced their unpaid balance down to \$2,786.35.

**VI. MANAGEMENT REPORT:** Report submitted by Michael Diorio, LCAM Ameri-Tech available upon request.

**VII. DOCKMASTER REPORT:** Dean Millhouse

- A. Boat slips: 6 occupied, 3 unoccupied, 2 have indicated non-renewal
- B. Unit 604, George Alexiou has proposed installing four new pilings, at his cost, that will reach 8 feet above the dock. This proposal aligns with the current recommendations of Clearwater Beach.

**VIII. OLD BUSINESS**

- A. Flood Barriers: several owners have expressed interest in installing removable flood barriers to prevent water intrusion garages. Cost analysis shows that the cost of the barriers is usually offset within three years when compared with the cost of insuring the contents of a non-main living space on the first level. The installation of barriers is not considered a 'material alteration'. Residents are requested to submit plans to board prior to installation. There are many nuances of NFIP flood policies for homeowners especially when it comes to coverage gaps. Adjustments may be requested for specific areas such as enclosed non-main living spaces. This type of proactive communication can make a significant difference in ensuring adequate protection.
- B. Termites: tenting of 300 building will not be done at this time. A log will be created to show units and frequency of treatments by NaturZone.
- C. Motion by Jo-Beth, second by Bill to approve electrical change order submitted by Rapid Restoration. Rapid Restoration will replace three electrical outlets on the first level (garage) as shown in the original

plans. The cost of additional outlets will be the responsibility of the unit owner and billed to the owner through Ameri-Tech. Motion passed unanimously.

## **IX. NEW BUSINESS**

- A. Drainage Cleanout: Wind River will be requested to provide itemized fixed rate for cleaning drains with and without CCTV.
- B. Boat Lift Application:
  - 1. Motion by Tim, second by Jenn to approve ***BOAT LIFT SPECIFICATION AND APPLICATION*** form. Motion passed unanimously. Form will be available on the VOIE web site.
  - 2. Motion by Tim, second by Jenn to approve installation of 8-foot pilings for boat slip owned by G. Alexiou, Unit 604. Motion passed unanimously.
  - 3. Motion by Tim, second by Jo-Beth to approve \$5693.00 for palm tree trimming by Ginkgo Landscaping. Motion passed unanimously.
  - 4. Motion by Tim, second by Jenn to approve \$2,800 for Cut Rite to repair stucco wall in Unit 802. Motion passed unanimously.

## **X. COMMITTEE REPORTS**

- A. Finance Committee: Bill Worms  
Committee has acquired quotes for landscaping and dock repair. They are actively researching ways to re-invest our money for a better return.
- B. Governance Committee: Tim  
Updating of the VOIE Bylaws is a work in progress. Process will follow guidelines for Best Practices recommended by Florida Code for Condominiums.
- C. Buildings & Grounds: estimates for landscaping & pool furniture are being acquired.

## **XI. MEMBERSHIP COMMENTS:**

- 1. S. Saltzman, 403: to submit issues for repair to Frank of Rapid Restoration.
- 2. A. Valentine, 1302: questioned cost for electrical outlets, reason for emergency access to Unit 1001 & if doors to some units had been painted by the VOIE.
- 3. P. Kohut: responded to statements regarding Quality Boats. Volunteers from three Island Estate condo complexes compiled data showing use of Island Way to move & store boats during business hours, often creating traffic congestion for residents. After meeting with the City Code Violations Board, Quality made changes that improved the safety & quality of life for residents on Island Way.

**XII. ANNOUNCEMENTS:** Next HOA meeting will be held on Monday, August 25, 2025, at 5:00 PM at Ameri-Tech and on Zoom.

**XIII. ADJOURNMENT:** Motion to adjourn made by Jo-Beth, seconded by Tim; meeting adjourned @ 6:58 PM.