

**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, 5:00 PM Monday, August 25, 2025, at Ameri-Tech and on Zoom.

BOARD MEMBERS PRESENT: J. Alongi-Maniatakos, M. DesRosiers, JB Dickson, T. Donohue
Zoom: B. 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 5:01 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 Saturday, August 23, 2025, at 3:00 PM, and emailed to VOIE community on Thursday, August 20, 2025 @ 8:56 AM, which constitutes proper notice.
- III. ESTABLISH QUORUM:** Duly posted. Quorum of the board.
- IV. APPROVE/WAIVE MINUTES:**
Motion by Tim D. second by Jenn A. to approve minutes of July 31, 2025. Motion passed unanimously.
- V. OFFICERS' REPORTS:**
 - A. President: Mona DesRosiers
 - Interview of 605- Tim and Jenn conducted the interview of Tom and Maria Hall. Please welcome them to our community!
 - Palm tree trimming is still on-going, large lift to be delivered Thursday, weather permitting. Consider moving your vehicle if in guest areas during trimming.
 - As of this morning, Wilbert has replaced and painted mailboxes at units 101 and 104.
 - Wilbert has met with Tom at unit 605 to assess wood damage and will complete this week.
 - Pool sign (East pool) is ready for pick up.
 - Board received itemized log from Naturzone for past year's treatments at VOIE to analyze for possible future tenting.
 - Reported leaks to Michael for units 1201 (with photos) and 801, both exterior walls.
 - As of today, Dennis Hallenkamp's men began repair on unit 304 which will need new framing inside drywall due to termite damage. Hallenkamp also opened the back of 802 which will require wood replacement and lathing due to water damage and rot.
 - With Jo-Beth, conducted interview with new owners of 1003.

B. Vice President – Tim Donohue

- Board is working to update the VOIE *Bylaws, Rules & Regulations* as well as other documents that have not been revised since their inception in 1979.
- More extensive discussion to occur during committee updates.

C. Treasurer: Bill Worms

Treasurer's Report

August 25, 2025 Meeting

Information as of August 20th:

Operating Funds	\$245,896.80
Reserve Funds	\$308,605.15
Special Assessment Fund	\$ 61,639.29
Flagship Bank Loan	\$106,841.10
Delinquent Assessments	\$ 80,983.74
Delinquent Assessments Over 30 Days	\$ 68,782.09

(\$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 – 2nd payment after completion of Phase II refurbishment
- Strategic Claims – Project management of phase II and III-unit owner reimbursements
- Drain / Sewer Cleaning
- Landscaping
- Dock replacement
- Flagship bank loan
- Pool furniture

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.
- Of the \$80,983.74 in delinquent assessments, \$67,277.01 (83%) is attributable to three-unit owners.
- A letter providing information on the Phase III process for submitting claims (doors, garage doors) has been sent to unit owners
- Clarified process for submissions to Strategic Claims for owners who undertook repairs themselves including receipts, reasonable labor rates, etc.

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

VII. DOCKMASTER REPORT: Dean Millhouse

Nothing new to report; 6 occupied slips, 3 slips still unoccupied. Many old boards need to be replaced.

VIII. OLD BUSINESS

A. Flood Barriers

1. Many residents have shown an increased interest in installing hurricane flood barriers. Barriers are affordable, (~\$3ft–\$5ft heights), match home exteriors, and are modular for emergencies. Two-unit owners have already installed the *Dam Easy by Aleron* product purchased from Amazon.
2. Based on Bylaws and attorney recommendation, the installation is not considered a *material alteration*. Owners have the right to protect their property from water intrusion damage from hurricanes.
3. A standardized application for installing an awning, will be created and posted on the VOIE website.

B. Rapid Response/electrical rebuild update as of 8/25/25.

1. Units 1302, 1303, and 1304 have passed rough electrical inspections and are scheduled for rough framing inspections on 8/27/25.
2. Units 1103, 1201, 1202, and 1203 are ready for rough electrical and framing, which are scheduled for 8/26 and 8/27 respectively.
3. On 8/26 inspections will start on the 1000 building.
4. We now have 39 of 40 permits approved, with the only exception being unit 805. (Note: The NSD form for 805 was submitted at this meeting)

C. Strategic Claims Phase 3 update, Craig Kobel

1. All submissions for reimbursement must be emailed to Craig Kobel's website by September 5, 2025. Emails noting Craig's web address have been sent out several times to all owners. For reimbursement every submission must include a copy of a PAID invoice and photos showing the item damaged by Hurricane Helene as well as photos of the new install. The amount of reimbursement will be established by Craig after the September 5, 2025 deadline and will be determined based on the amount of insurance money received. A special assessment may be necessary.
2. Those who completed their own work should send an itemized list of materials and time spent as well as photos showing completed work.

IX. NEW BUSINESS

A. Ratify approval for 1301 door

Motion by Tim, second by Jo-Beth to approve installation of door for 1301. Motion passed unanimously.

B. Naturzone agreement update

Motion by Bill, second by Jenn to approve updated contract with Naturzone. Motion passed unanimously.

X. BUDGETING process timeline (workshop & approval meetings)

Budget workshop will be held at Ameri-Tech on Friday, September 26, 2025 at 12:00 PM.

XI. COMMITTEE:

A. FINANCE & PLANNING – Bill W.

Committee has been collecting prices for items and are investigating options for investing money in our treasury that pays greater than 2% interest.

B. GOVERNANCE – Tim D.

The legal documents of the VOIE were written in 1979 and have not been updated. We hope to revise this document before the end of 2025. An intensive review of By-laws and rules is in progress. The intention is to cut obsolete clauses and insert best practices that meet current legal standards. Community input to be sought before final attorney review and community-wide vote.

C. BUILDING & GROUNDS – Jenn

We are obtaining quotes for docks, landscaping, cleaning drains, pool furniture and other item that will improve our community. A spreadsheet showing costs from different vendors will be created to help in decision-making.

XII. MEMBERSHIP COMMENTS (3-minute time limit):

A. Roger Panfil (805): questioned installation of front door for 1001.

B. Stuart Saltzman (403): asked for special consideration regarding reimbursement for garage door due to health issues.

C. Angela Valentine (1203): questioned submittal of Phase 2 claims to FEMA.

XIII. ANNOUNCEMENTS - next HOA board meeting will be September 29, 2025 at 6:00 PM, hopefully at the CMA.

XIV. ADJOURNMENT: Motion to adjourn made by Tim, seconded by Jenn; meeting adjourned @ 6:32 PM.

ATTENDEES

Dave Jeroski, 202
Lisa Worms, 1302
Mike Madden, 701
Dean Millhouse, 405
Paul Ferguson, 1103
Alex Todrow, 101
Roger Panfil, 805
Stuart Saltzman, 403
Carole Donohue, 804
Angela Valentine, 1203
Tim Donohue, 804
Mona DesRosiers, 1202

Jennifer Alongi-Maniatakos, 1303
Jo-Beth Dickson, 304

Zoom:
Bill Worms, 1302