



**THE VILLAGE ON ISLAND ESTATES  
CONDOMINIUM ASSOCIATION  
240 WINDWARD PASSAGE  
CLEARWATER, FL 33767**

**TO:** All Board members

**FROM:** Jenn Maniatakos, Secretary

**SUBJECT:** Board of Directors Meeting, February 9, 2026 @ 6 pm, Clearwater Marine Aquarium

**BOARD MEMBERS PRESENT:**

Jenn Maniatakos  
Mona DesRosiers  
Tim Donohue  
Bill Worms

**BOARD MEMBERS ABSENT:** Jo Beth Dickson

**OTHERS ATTENDING:** Scott Vignery, LCAM Ameri-Tech

- I. **CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at -- pm by President Mona DesRosiers
  
- II. **CERTIFICATION OF NOTICE:** Jenn Maniatakos reported that the notice of the meeting was emailed on February 7, 2026, at 1:22pm and posted on the bulletin board on February 7, 2026, at 1:55pm.
  
- III. **ESTABLISH QUORUM:** Duly posted. Quorum of the board.
  
- IV. **APPROVE/WAIVE MINUTES:** December 8, 2025, approved by unanimous motion made by Bill, seconded by Tim.
  - a. Meeting member Angela Valentine noted errors in unit numbers and participant listings in the minutes

V. **OFFICERS' REPORTS:**

A. President: Mona DesRosiers

- a. Acknowledgement of Strains: Board and community have faced heightened pressures since hurricane (~1.5 years ago), including frequent after-hours communication. Members were urged to respect personal time unless emergencies arise.
- b. Management Turnover: Noted instability with Ameritech — on their 7th manager since switching to Ameritech.
- c. Learning from Crises: Reflected on post-hurricane decisions (contractor selection, insurance difficulties, misinformation issues). Expressed hope that the experience is not repeated.

B. VP: Tim Donohue

- a. Staggered Terms Implemented: Based on bylaw amendment, determined by board and in consultation with attorney since no election took place. - Bill and Joe Beth: One-year terms. - Three others (unspecified): Two-year terms.
- b. Upcoming Election: Next year, two two-year term seats open (if contested).
- c. Attorney Consultation: Ongoing efforts to finalize clarifications on reimbursements (garage doors, entry doors, self-repaired units).
- d. Draft Letters: Prepared to go out to claimants and 11 owners who self-repaired; attorney review complete, mailing expected this week.

C. Treasurer: Bill Worms

- a. Financial Status: - Operating Funds: \$272,205.85 - Reserve Funds: \$360,461.22 - Total Community Assets: \$632,679.20
- b. Delinquencies: - Total Delinquent Assessments: \$71,147.82 (up from \$61,785.70 last month) - Over 30 Days Delinquent: \$56,985.84 - Special Assessment Delinquencies: \$15,597.61 - One unit holds \$41,479.09 in delinquency (roof loan; accounts for 58.3% of total delinquents).
- c. Collections Policy: Delinquent collection process attorney managed. One large case involves bankruptcy, extending timeframes (8–24 months typical for closure). - Board confirmed authority to lien and foreclose, but bankruptcy affects order/timing.
- d. Loan Status: Flagship Bank roof assessment loan paid off in December 2025 — no further interest. \$200,000 of reserves invested in CDs (three tranches: \$70k, 65k, 65k), with plans to renew upon maturity.
- e. Five-Year Capital Plan Discussion: - Inquiry about updating/finalizing capitalization plan post-hurricane. - Plan to solicit owner input for needs vs. wishes, especially as hurricane issues wind down and improvements are reconsidered. - Committee Structure: Previously established a Finance & Planning Committee and Grounds/Landscape Committee; formal structure, term, or reestablishment discussed. - Prioritization Emphasis: Infrastructure (e.g., dock, seawall) prioritized as needed; landscaping as desired improvement when possible. - Goal: Establish a three-year plan, possibly five, ensuring proportional cost distribution over time.

VI. **MANAGEMENT REPORT:** Report submitted by Scott Vignery, LCAM Ameri-Tech available by request.

- a. Manager Introduction: New manager Scott (26 years with company). Office opened in St. Pete; main headquarters in Clearwater.
- b. Recent Merger: Ameritech has merged with Summit; company benefits include enhanced resources for the association.
- c. Board Workload Concern: Recognition that the board performs above-average volunteer work; managers are urged to increase support and responsiveness.
- d. Manager Turnover: Acknowledged high turnover; causes include health, retirement, personality fit, and communication breakdowns.
- e. Policy & Law - Reserve thresholds raised to \$25,000 per law. - Docks replacement estimates: \$100k–\$125k, seawall likely higher.
- f. Service Philosophy: Committed to vendor quality, prompt communication, and effective collections.

g. **Maintenance & Operations Updates – Unit and Property Specifics**

- i. Dryer Vent Request: Owner request for external vent replacement above 601 — process reviewed (submit form/email manager, association covers exterior, owner covers interior).
- ii. Boat Slip Water Shutoff: Rusted shutoff identified as association's responsibility — to be fixed by Wilbur (maintenance).
- iii. Fire Extinguishers: Annual inspection process clarified. Owners to place extinguishers on porch for service. Replacements provided as needed; owner inquiry about getting a compliant extinguisher addressed.
- iv. Termite Control/Tenting - Persistent termite activity in 1300/1200 buildings, despite warranty and spot treatments. - Discussion points toward need for tenting entire building; quotes to be obtained, scheduling to avoid hurricane season. Notification and prep procedures will be detailed in future communications.

VII. **DOCKMASTER REPORT:** Dockmaster not in attendance

- a. Quotes: Two recent quotes available for dock replacement (last updated 2025; older quotes obsolete).
- b. Dockmaster Change: Current dockmaster, Dean, stepping down after significant service. Board seeking replacement, possibly among current boat slip renters.
- c. Slip Rentals: Last reported five out of nine rented; records to be updated.

VIII. **NEW BUSINESS**

- a. Starlink waiver adoption/approval
  - i. New Policy: Waiver form created for owners wishing to install Starlink pads (not allowed on roof/chimney). - Requires owner responsibility for installation,

indemnification, and allowing board removal if needed. - Motion by Tim, seconded by Jenn, Waiver approved by board; will be posted to the association website.

- b. Front doors/garage doors repair/approval
  - i. Letters on reimbursement/replacement to be finalized and sent.

## IX. OLD BUSINESS

- a. Approve staggered terms for VOIE Board of Directors pursuant to the 2025 Bylaws amendment.
- b. Ratify approval of Coast-to-Coast Construction for 600 building work. Motion by Tim, seconded by Bill; motion passed.
- c. Middle Drive concrete inlet discussion/approval.
  - i. Existing quote: \$8,500 for middle drive inlet only (J&V). Another candidate (Raymow) evaluates middle and two west end inlets; a new quote is expected this week.
  - ii. Approved approach: Once a new quote is in and evaluated, the board can proceed without waiting for another meeting — to be ratified at the next session.
- d. Phase 3 update
  - i. Status: Process for garage doors, entryway, and self-repair reimbursements undergoing final attorney review. Draft letters pending mailing.
  - ii. Homeowner Feedback: Some skepticism about communication and adequacy of reimbursements; board emphasized dual requirements (association obligations; insurance limitations).
  - iii. Upcoming Letters: To affected owners, clarify reimbursement, remaining paperwork, or claims status.
- e. Rapid Response update
  - i. Inspection Status: Provided breakdown of units that: - Can't be inspected (walls open), - Have passed (12 units), - Have failed, - Are ready for inspection, - Or have access/compatibility issues.
  - ii. Access Problems: Three units have access issues; encouragement for owners to coordinate with friends or neighbors. Board reaffirms legal authority to access as a last resort.
  - iii. Owner Concerns: - Short notice for inspection appointments (usually 7pm night before) not reasonable — request at least 48 hours' notice for working residents. - Board agrees, commits to longer lead times when possible, and more comprehensive communication.
- f. Vista discussion / approval
  - i. Proposal for Railing/Bench: Volunteer (Dale) presented plans for railing/bench solutions to enable safe use of table/benches. - Code Requirements: Structure under 30" height means no mandatory railing, but additional safety measures

considered prudent for liability. - Compromise Solution: Install bench on water side to mitigate hazard, 42" commercial code height, no permit required if not full railing. - Motion by Mona, second by Bill, motion Passed: Dale fabricate bench/railing per code and at supply cost; to coordinate with board for insurance purposes.

**X. COMMITTEE REPORT**

**XI. MEMBERSHIP COMMENTS:**

- a. Parking Permits: - Inquiry on policy application — addressed that improvised guest permits are accepted if management isn't available. - A short grace period for parking due to construction-related garage access issues discussed. - Emphasis on using common courtesy, communication with neighbors.
- b. Landscaping Condition: Persistent concerns raised about deteriorated landscaping (mulch, stone). - Board recognizes urgency; constrained by prioritization with higher-need infrastructure projects.
- c. Current Litigation: - One active, ongoing legal case (not the bankruptcy/foreclosure case), details confidential due to legal advice. - Board reaffirmed commitment to transparency within legal and personnel boundaries.
- d. General Sentiment: Gratitude from a longtime resident for update and board efforts, despite challenges.

**XII. ANNOUNCEMENTS**

- XIII. ADJOURNMENT:** Motion to adjourn made Tim, seconded by Bill; meeting adjourned @ 7:30pm.