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, March 30, 2026 @ 6 pm, Clearwater Marine Aquarium

BOARD MEMBERS PRESENT:
Jenn Maniatakos
Mona DesRosiers
Tim Donohue
Bill Worms
Jo Beth Dickson

BOARD MEMBERS ABSENT: None

OTHERS ATTENDING: Scott Vignery, LCAM Ameri-Tech

I. **CALL TO ORDER FOR BOARD MEETING:** The meeting was called to order at 6:05pm by President Mona DesRosiers

II. **CERTIFICATION OF NOTICE:** Jenn Maniatakos reported that the notice of the meeting was emailed on March 28, 2026, at 4:32pm and posted on the bulletin board on March 28, 2026, at 1:02pm.

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

IV. **APPROVE/WAIVE MINUTES:** February 9, 2026, approved by unanimous motion made by Tim, seconded by Jo Beth.

V. **OFFICERS' REPORTS:**
   A. President: Mona DesRosiers
      a. Advised that all items on the president's report would be discussed later in the agenda.
   B. VP: Tim Donohue

        a. Advised on the recent incident at the boat docks, the quick repairs that took place and the email blast to the community advising non-slip renters to refrain from accessing the docks until further repairs / renovations take place.

C. Treasurer: Bill Worms

        a. Bill presented the treasurer's report as of March 25th, highlighting that operating funds were $252,106.81; reserve funds were $385,046.48, and total assets were $637,153.29. Delinquent assessments decreased significantly, with total delinquency at $13,117.97 and delinquencies over 30 days at $7,712.15, the lowest levels in recent memory. Bill noted several upcoming expenditures including restoration for Phase 3, garage door reimbursements, and payments to Strategic Claims, while also mentioning that payments were made to unit owners who completed drywall and electrical work in February.

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

a. General maintenance

b. **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

VIII. **NEW BUSINESS**

a. Termite tenting of 1200 &1300 Bldg. Approved to move forward with obtaining revised quotes and schedule if reserves had sufficient funds. Motion by Tim, Seconded by Jo Beth, no opposition; motion passed
    i. Tenting reserves $22,000 available
b. Discussion/Approval of Docks, Landscaping, Pools and Pool Furniture. The board will schedule a workshop to discuss Docks, Landscaping, and Pools. Approved to move forward with new pool furniture not to exceed $3,500.00. Motion made by Bill, seconded by Jo Beth, no opposition; motion passed.
    i. Docks
        1. Presentation by JKL explained in detail Materials & Method; Installation Process; Advantages; Referenced other completed projects on IE e.g. 670, 680, 690 Island Way (40 slips) and 650 Island Way (approx. 20 slips, 3-4 years ago).
        2. Concerns raised about removing middle dock sections used by community pre-hurricane, narrowing benefits to only slip owners.

3. Suggestions to consider universal access and features appealing to all residents (e.g. accessibility, combination locks/gates for safety and security).
4. Legal documents reviewed to confirm slip requirements—nine slips for a regulatory/documentary minimum.
5. Noted that electrical was not included in any of the proposals. Electricity is subcontracted.
6. Board agreed to further community involvement and discussions before making final decisions on dock layout or access restrictions
7. External engineering/proposals review discussed.
   a. Boone Clarkson Consulting (now Jack Adams) recommended; previously performed engineering for referenced dock projects.

c. Ratify approval of Nicki Asmer Agreement. Approved, motion made by Jenn, seconded by Mona, no opposition; motion passes

d. Insurance Renewal/Approval - table approval as final proposal was not complete.
   i. Property premium decreased by est. $40,000
   ii. Ancillary policies (equipment breakdown, general liability, crime, D&O, work comp, cyber, legal defense) mostly stable or slightly reduced.
   iii. Current Umbrella carrier Midvale has non-renewed coverage due to the large General Liability Claim that settled in 2025. Replacement carrier/terms are being sought by FIPS.

e. Unit 802 front door approval (non-hurricane related) Approved. Motion made by Tim, Seconded by Mona, no opposition: motion passes

IX. **OLD BUSINESS**

a. Ratify Naturzone Agreement (for additional bait boxes) Motion made by Tim, seconded by Jenn, no opposition; motion passes.

b. Ratify Harbor Construction approval (drains repair) - Motion made by Tim, seconded by Jo Beth, no opposition; motion passes contingent second motion to further investigate if the work was to code and city standards by Harbor Construction made by Tim, seconded by Jo Beth, no opposition; motion passes.

c. Reimbursements sent with letter 2.13.25 (for owners who did their own work)

d. Dockmaster approval (Ken) approval. Motion made by Tim, seconded by Jenn, no opposition; motion passes.

e. Dale reimbursement approval. Motion made by Jo Beth, seconded by Jenn, no opposition; motion passes

f. SIRS language change approval. Motion made by Bill, seconded by Tim, no opposition; motion passes.

g. VOIE Microsoft and Go Daddy reimbursement to Jenn approval. Motion made by Tim, seconded by Bill, no opposition; motion passes.
   i. Approx. $400 per year to budget going forward

X. **COMMITTEE REPORT**

XI. **MEMBERSHIP COMMENTS:**

XII. **ANNOUNCEMENTS**

a. Next meeting will take place April 27th, 2026, at 6:00pm – Clearwater Marine Aquarium

XIII. **ADJOURNMENT:** Motion to adjourn made by Mona, seconded by Jenn; meeting adjourned @ 7:58 pm.