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

TO: All Board members

FROM: Jenn Maniatakos, Secretary

SUBJECT: Village On Island Estates Condominium Association Inc., Special Board of Directors Meeting to Vote on Assessment Meeting, August 24th, 2026 @ 6:00 at the Ameritech Offices, Clearwater.

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

OTHERS PRESENT:
Scott Vignery, LCAM, AmeriTech
Ben Rabin from Rabin, Parker, Gurley, P.A.

MEETING MINUTES

I. **CALL TO ORDER:** The meeting was called to order at 6:00 pm by President Mona DesRosiers
II. **ROLL CALL:** Roll Call by Secretary, all Board Members Present
III. **CERTIFICATION OF NOTICE:** Notice of compliance reported by Jenn Alongi-Maniatakos that the notice of the meeting was emailed on the community on August 8th, 2026, at 9:28am and Notice was posted on the bulletin board August 6th, 2026, 10:35am
IV. **ESTABLISH QUORUM:** Duly posted. Quorum of the board.
V. **APPROVE/WAIVE MINUTES: Approval** of June 8th, 2026, and July 24th, 2026, Meeting Minutes approved unanimous motion made by Tim, seconded by Bill.
VI. **INTRODUCTIONS:** VOIE Legal Counsel Ben Rabin from Rabin, Parker, Gurley, P.A.
VII. REVIEW AND DISCUSSION OF CAPITAL PROJECT ANALYSES:

A. Dock Replacement Project
1. The board reviewed a detailed report from Rubin, Klarson Consulting regarding the community dock system.
2. Key findings discussed:
i. The dock is approximately 1,670 square feet. It is 40+ years old, well beyond the typical 20–25-year useful life for a saltwater dock.

ii. The report described extensive structural deterioration, including failed stability testing on all platforms, rot and weather damage to decking, significant splitting in catboards and stringers, rusted fasteners, unwrapped timber piles accelerating decay, electrical exposure due to tidal contact.
iii. The engineer's conclusion was that full replacement is the only viable option, and that repairs would likely exceed 50% of the cost of a new dock while adding only limited additional life.

3. The board stated that the dock currently represents an ongoing safety of liability and harms marketability and property values.
4. Estimated dock replacement cost discussed: $236,250, or $4,632.35 per unit owner.
5. The board's presentation estimated a 2% to 4% value recovery enhancement tied to replacing the failed dock system, with potential per-unit value gains of $10,000 to $20,000.

B. Presentation of Landscaping Project Investment Analysis
1. The board described severe landscaping damage from years of deferred maintenance and Hurricane Helene's saltwater flooding and seasonal heavy rains.
2. Proposed landscaping restoration cost: approximately $79,973.
3. Per-unit cost for the 51-unit community: about $1,568.
4. The board emphasized curb appeal and resale value impacts, noting recent closed sales in the community were approximately $495,000 to $700,000, with a median estimate of around $500,000.
5. The board cited studies and industry research suggesting landscaping can materially improve resale value.
6. Their presentation estimated that even a conservative 3% to 5% increase could yield about $15,000 to $25,000 per unit, with a mid-range 7% effect suggesting about $35,000 per unit.
7. The landscaping plan was described as improving appearance, reducing erosion, supporting faster sales, and protecting long-term value

C. Presentation of East Pool Resurfacing & LED Lighting Investment Analysis
1. The board reviewed the condition of the East Pool, noting that the West Pool had been resurfaced and upgraded 7 years ago, while the East Pool project was deferred at that time due to funding constraints.
2. The East Pool was described as overdue for resurfacing and visually inconsistent with the West Pool.
3. Proposed cost discussed: approximately $25,000 in total, with a per-unit amount of $499.
4. The board framed the project as a smaller but important part of the broader effort to improve the property's appearance and maintain shared amenities.

D. Presentation of Hurricane Helene Insurance Recovery and Cash-Flow Summary
1. The board reviewed the hurricane insurance recovery and how proceeds were allocated.
2. Total insurance payout discussed: $579,805.13.
3. A $65,000 deductible was applied, leaving $514,805.13.
4. Additional reimbursements and project payments were summarized, including personal item reimbursement: $48,785.21, rapid response phase 1: $238,402.71, rapid response phase 2 partial payment: $71,357.71, front door /

garage door reimbursements: $49,680.00, drywall and electrical reimbursements: $30,038.90, recent rapid response payment: $81,840.87, strategic claims payment: $2,500.00

5. The board stated that the account was at a negative balance of $7,721.70 as of the meeting.
6. The purpose of reviewing the figures was to explain the cash flow status and confirm that the community had received copies of the information.

VIII. UNIT OWNER COMMENTS AND QUESTIONS

A. Public Comments

1. Multiple owners raised questions and objections, especially about whether existing reserves or deferred maintenance funds should be used instead of a new assessment. Main themes in public comment:
    i. Whether the board should use available reserve balances for the pool, docks, and seawall instead of assessing owners.
    ii. Concern that landscaping is important but may not justify the size of the assessment.
    iii. Questions about whether the dock proposal was based on a competitive bid process and whether the contractor's qualifications were sufficient.
    iv. Doubts about the size and certainty of projected property value increase.
    v. Complaints about the size and frequency of special assessments and their effect on resale value.
    vi. Requests to prioritize open permits, storm recovery items, and existing unit/deck repairs.

IX. VOTE ON RESOLUTION TO LEVY SPECIAL ASSESSMENT

A. The board voted on a resolution to levy a special assessment totaling $341,685.75 for the three capital projects.
    1. The assessment was allocated equally across 51 units, resulting in $6,699.72 per unit

B. The motion was made by Tim, seconded by JoBeth, and passed unanimously.

X. PAYMENT TERMS, DUE DATES, AND COLLECTION PROCEDURES

A. First Payment of $3349.86 (50%) is due September 30, 2026.

B. Final Payment of $3349.86 (50%) is due November 30, 2026.

C. You may also opt to pay a full amount of $6699.72.

D. Ameritech will bill these assessment fees through a special payment schedule.

XI. ADDITIONAL BUSINESS

A. Final Payment to Rapid Response $81,840.87

B. Final Payment to Strategic Claims $2,500

C. Update on amending association documents / modernizing records access
    1. The board advised documents (e.g. Bylaws, Declarations, Covenants, Parking Forms, etc.) are being updated with legal guidance.

D. Corporate Resolutions Reviewed

I. **ADJOURNMENT:** Motion to adjourn made by Mona, seconded by Jo Beth; meeting adjourned at 7:25pm

Meeting recordings and summaries were generated with the assistance of artificial intelligence and may contain minor inaccuracies.