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

TO: All Board members
FROM: Jenn Maniatakos, Secretary
SUBJECT: VOIE Approve Contracts & Board Resolutions Notice of Board of Directors Meeting, September 1, 2026 @ 5 pm, at Ameri-Tech Office

BOARD MEMBERS PRESENT:
Mona DesRosiers, President
Tim Donohue, Vice President
Bill Worms, Treasurer
Jenn Maniatakos, Secretary
Jo Beth Dickson, Director

OTHERS ATTENDING: Scott Vignery, LCAM Ameri-Tech

MEETING MINUTES

I. **CALL TO ORDER FOR WORKSHOP MEETING:** The meeting was called to order at 5:00 pm by President Mona DesRosiers

II. **CERTIFICATION OF NOTICE:** Jenn Maniatakos reported that the notice of the meeting was emailed on August 29, 2026, at 1:05pm and posted on the bulletin board on August 29, 2026, at 6:51pm.

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

IV. **MEMBERSHIP COMMENTS:** please see the below attached summary of membership comments

V. **MEETING BUSINESS:**
   a. Approval of Ginkgo (Landscape Workshop) estimate for landscape project-motion made by Jo Beth, seconded by Jenn, all in favor. Motion passes unanimously

b. Approval of JKL Services agreement for dock replacement motion made by Tim, seconded by Bill, all in favor. Motion passes unanimously
c. Approval of Pool Works contract for resurfacing east pool motion made by Jo Beth, seconded by Tim, all in favor. Motion passes unanimously
d. Approval of Pool Works LED lighting for east pool motion made by Tim, seconded by Mona, all in favor. Motion passes unanimously
e. Approval of Unit 404 Window replacement application motion made by Jenn, seconded by Tim, all in favor. Motion passes unanimously

VI. **CORPORATE RESOLUTIONS:**

a. Ratify and approve Rules and Regulations Regarding Inspection and Copying of Association Records motion made by Tim, seconded by Jenn, all in favor. Motion passes unanimously
b. Ratify and approve Procedures Regarding Condominium Association Board and Membership Meetings motion made by Mona, seconded by Jenn, all in favor. Motion passes unanimously
c. Ratify and approve Resolution Establishing a Due Process Committee and Related Policies and Procedures motion made by Jo Beth, seconded by Tim, all in favor. Motion passes unanimously
d. Ratify and approve The Village on Island Estates Condominium Association, Inc. Collection Policy motion made by Jenn, seconded by Tim, all in favor. Motion passes unanimously
e. Resolution Designating Board Email Addresses and Related Policies and Procedures motion made by Bill, seconded by Tim, all in favor. Motion passes unanimously
f. Resolution Concerning Board Communications with Members and Social Media Use motion made by Tim, seconded by Jo Beth, all in favor. Motion passes unanimously

VII. **ANNOUNCEMENTS:** no additional announcements made

VIII. **ADJOURNMENT:** Motion to adjourn made by Jo Beth, seconded by Tim; meeting adjourned at 5:43pm

Summary

A. Membership Comments & Owner Concerns

1. Lien on Community Property

- Key Points:
    - Multiple owners expressed concern regarding the lien placed on the common elements (docks 1–9) on July 27, 2026, by Rapid Restoration.
    - Owners (Alan, Richard Floyd, Max) demanded to know when the board became aware of the lien and why owners were not notified in a timely manner.
    - Owners cited statutory rights (Florida Statutes 718.112) to speak on agenda items and to be promptly informed of liens.
    - Richard Floyd detailed personal impact: delayed refinancing due to inability to obtain a lien payoff; has expended significant costs (including travel, legal fees) over the past year due to the association's handling of repairs.
    - Owners expressed distrust over ongoing litigation, frustrated by lack of transparency and communication.
    - Allegations were made that the board failed to bond the lien within the 10-day window as specified in the bylaws.
    - Board members responded that legal constraints limit comment on litigation and asserted they are handling matters with legal counsel.

2. Contracting & Bidding Practices

- Key Points:
    - Multiple owners (Angela, Al Roger, Dale, Peter, Max Wood) sharply criticized the board's handling of contracts, particularly:
        - Failure to Competitively Bid: Accusations that Mona signed unvetted contracts (e.g., Rapid Restoration, JKL) without open bidding.
        - Allegations of Conflict of Interest: Several questioned if contractor JKL and other vendors have improper ties to board members or unit owners.

        - Allegations of Lack of Engineering Oversight: No professional (engineer) plans or bid packages developed before contracting; absence of uniform specification means contractors bid on different scopes.
        - Allegations of not following Statutory Compliance: Alleged violation of Florida Statutes requiring competitive bids and owners to vote on material changes or assessments over $100,000.
    - Alleged Project Cost Changes: Documented examples of rapidly escalating bids (e.g., JKL's price increases from $196,000 to $225,000 within two weeks without clear scope of justification).
    - Calls made for use of licensed engineers, standardized bid packages, and performance bonds to protect the association.

3. Assessment and Payment Concerns
    - Key Points:
        - Multiple owners highlighted burdens of assessments, particularly lack of feasible payment options (opposed to single or two-payment options, and $7,000 per unit for up-front costs).
        - Specific past experiences (roof project) cited as evidence of inflexible board collection practices.
        - Market conditions noted as reducing property values rather than board-claimed increases.
4. Communication & Transparency
    - Key Points:
        - Owners accused the board of lack of transparency in both the contracting process and critical issues affecting property value.
        - Board response: Asserts compliance and professionalism but recognized communication shortfalls.

This recording and summary were generated with the assistance of artificial intelligence and may contain minor inaccuracies.