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

TO: All Board members

FROM: Jenn Maniatakos, Secretary

SUBJECT: Capital Project Planning Workshop, April 27, 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 WORKSHOP MEETING:** The meeting was called to order at 6:00pm by President Mona DesRosiers
II. **CERTIFICATION OF NOTICE: M**ona DesRosiers reported that the notice of the meeting was emailed on April 24, 2026, at 3:45pm and posted on the bulletin board on April 24, 2026, at 4:30pm.
III. **ESTABLISH QUORUM**: Duly posted. Quorum of the board.
IV. **WORKSHOP SUMMARY (ATTACHED):**
V. **ADJOURNMENT:** Motion to adjourn made by Mona, seconded by Bill; meeting adjourned @ 8:01 pm.

Main Topics Discussed

1. **Financial Health & Recent History**
   - **Overview by Board Members:**
     - The treasurer, Bill, was commended for navigating recent financial crises.
     - The association has moved from having "barely any funded reserves" and issues with roof loans/repayments to being compliant with reserves.
     - Reserves are now partially invested in CDs for interest generation.
     - No current plans for assessments related to recent issues; compliance with reserve requirements achieved.
     - Past mismanagement resulted in necessity for significant spending (e.g., roofs), placing financial burden on those who owned units when the expenses occurred.
   - **Assessment Equity Concerns:**
     - Several owners expressed the need for fair allocation, so current owners are not solely responsible for funding longstanding neglected improvements.
     - Suggestions included spreading costs across current and future owners, possibly via longer-term plans or financing.
   - **Reflections on Previous Capital Projects:**
     - Successful but contentious projects (new roofs, painting, landscaping) in the past led to significant property value increases (up to $100,000 after an $8,000 assessment).
     - Financial decisions tied explicitly to return on investment and long-term benefit for the community.

Capital Improvements Planning

- **Purpose of the Meeting:**
  - Discuss possibly moving forward with developing a 5–10-year capital plan for major expenses and projects.
  - Solicit owner input to distinguish needs vs. wishes and to establish priorities.
  - Initiate owner involvement, potentially via a committee or survey.
- **Major Projects Identified:**
  a. **Landscaping** – $100,000 estimated, includes a proposal for additional guest parking.
  b. **Pool Repairs/Upgrades** – $200,000 estimated for equipment replacement and resurfacing, focusing on both community pools, but especially the East Pool.
  c. **Dock Replacement/Repairs** – $150,000 to $200,000 range (preliminary estimates) for structural repairs or replacement, with added complexity regarding allocation of costs since only 9 out of 51 owners use boat slips.
- **Available Reserves:**
  - ~$71,000 (general maintenance)
  - ~$47,000 (docks and seawall)
  - Combined total: ~$120,000 available from reserves.

- Shortfall for all three projects: roughly $380,000 (~$7,000–$8,000 per owner if assessed).
- **Financing Approaches Discussed:**
  - Special Assessment
  - Potential for financing options that spread costs to future owners.
  - Caution against repeated assessments as detrimental to property values and sale ability.

3. **Owner and Board Input**
- **Owner Engagement:**
  - Emphasis on the importance of open discussion and owner input before solidifying plans.
  - Mixed feelings about owner committee involvement; prior attempts yielded poor participation.
  - Suggestion to improve response, e.g., via direct phone calls or door-to-door outreach for key votes.
- **Prioritization:**
  - Calls to prioritize based on need, relevance to property value, and risk (liability, safety).
  - Some advocated for surveys or ballots to set project priority order.
  - Focus and tackle one major item at a time rather than all projects in parallel e.g season, weather, etc.
- **Due Diligence:**
  - Advocated hiring appropriate experts (structural engineers for docks, specialists for pool equipment). Noting this will all come with additional costs.
  - More comprehensive data gathering needed; additional proposals and studies underway.
  - Request for increased transparency with proposals, past reports, and legal opinions.

4. **Dock Ownership, Use, and Liability**
- **Current Status and Problems:**
  - Docks' poor condition is a significant liability, especially given possible injury or property claims tied to lack of maintenance.
  - Only 5 of 9 available slips are currently rented.
  - Temporary repairs and "band-aid" approaches have been the norm (for 40 years), but consensus forming that this isn't sustainable.
- **Ownership Structure:**
  - Discussion of selling or leasing slips to individual owners, as done in other Island Estates communities.
  - References to survey of local condo practices: some use private ownership, others association-owned with rental; rates range between $190–$500 per month.
  - Suggestion to consider selling slips after substantial repair to recoup funds.

- **Legal/Bylaw Constraints:**
  - Current governing documents may not permit private slip ownership, will need additional research.
  - Opinion is such a model would require a 75% owner vote and attorney input.
- **Safety and Code Issues:**
  - Severe understructure deterioration, some walkways below modern code standards, high risk of injury and insurance claims.
  - Pools: Earlier failed compliance inspection due to equipment failure; East Pool equipment in notably poor condition.

5. **Other Capital Needs**
- Owners identified additional needs:
  - **Gutters and Downspouts:** Not to current code, contributing to water damage and increased maintenance costs.
  - **Guest Parking:** Proposal includes increased parking at the cost of greenspace; owners want this separated out for specific input.
  - **Building Overhangs, Termite Prevention & Repairs:** Related to missing gutters.
- The Board affirmed that these items, while not the main agenda, are being tracked and could be addressed in capital plans or reserve projections.

6. **Communication and Meeting Structure**
- Board and owners identified communication gaps (misunderstandings about what can/should be emailed to the board; confusion about official channels).
- Acknowledgement that owner's engagement is essential, but participation remains low.
- Emphasis on more workshops, surveys, or direct outreach to improve engagement.
- Board confirmed willingness to share records and proposals not subject to confidentiality.

Adjournment
- The meeting ran approximately two hours, ending around 8:00 PM.
- Consensus: Significant work remains before making final decisions; process will be guided by transparency, expert input, and owner engagement.