

**VENICE SHORES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
07-March-2018**

CALL TO ORDER

The meeting was called to order by President James Faircloth at 7:03 pm at Bumpers Waterfront Bar & Grill.

ROLL CALL

Phil DeVergilio called roll of the board members. As indicated below, there were 16 members in attendance.

Term Beginning 2017		Term Beginning 2016		Term Beginning 2015	
P	Bane, Tom	P	Deldin, Mark	E	Bobcean, Karl
P	Carlson, Diane	P	DeVergilio, Phil	E	Kandt, Ken
P	Hall, Scott	P	Drapeau, Jan	P	Kurtz, Paul
E	Kollmorgen, Kevin	P	Faircloth, James	E	Ososki, Mark
E	McDougal, Doug	E	Kelly, Brandon	P	Piltz, Bob
P	Rheeder, Scott	P	Paton, Kevin	P	Pollum, Doug
A	Swanson, Jessica	P	Reijmer, Al	A	Prymak, Don
P	Wright, Mark	P	Willard, Mike	P	Wietecha, Jim

AGENDA APPROVAL

Jim Wietecha made a motion to accept the agenda as presented. Doug Pollum seconded the motion, and it carried, unanimously.

MINUTES

Diane Carlson made a motion to receive and file the February board meeting minutes as presented. Mark Deldin seconded the motion, and it carried, unanimously.

PRESIDENT'S REPORT

James Faircloth gave a recap of the High Water Special Meeting held on February 22nd to review the draft Revocable License Agreement To Use Right-of-Way as prepared by Aloia & Associates. Present were James Faircloth, Jim Wietecha, Mark Ososki, and Phil DeVergilio. Mark Deldin, Doug Pollum, and Doug McDougal were present via phone conference.

Proposed edits to the document were voiced, and a marked-up version was created for review with our attorney. Regarding the attorney, it was agreed that, to avoid a possible conflict of interest, we would ask Ben Aloia for a referral, since his firm also represents the MCDR. Following the meeting, James Faircloth contacted and vetted the referred attorney, Jeff Vollmer, and gave him copies of our by-laws and restrictions as well as the marked-up license agreement and a statement of our concerns. The attorney fee will be \$250/hr., which is the same as it is for Aloia and Associates. No retainer fee is required.

TREASURER'S REPORT

Jim Wietecha presented the treasurer's report for January 31, 2018.

Date	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
31-Jan-18	\$108,551.04	\$4,246.07	\$42,409.67	\$575.75	\$0.00	\$155,782.53

The unrestricted fund balance is \$71,037.53.

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A motion to receive and file the January Treasurer's report was made by Mark Wright. Mark Deldin seconded the motion, and it carried, unanimously.

Jim Wietecha presented the treasurer's report for February 28, 2018.

Date	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
28-Feb-18	\$125,980.80	-\$5,973.93	\$43,479.67	\$2,715.75	\$0.00	\$166,202.29

The unrestricted fund balance is \$81,457.29.

A motion to receive and file the February treasurer's report as presented was made by Mark Wright. Mike Willard seconded the motion, and it carried, unanimously.

Jim Wietecha stated that dues and assessments have been received from 169-1/2 of the 271 total properties.

Mark Wright made a motion to authorize Jim Wietecha to pay 2017 income taxes. Mark Deldin seconded the motion, and it carried, unanimously.

A discussion took place on the Old Business subject of late fees for dues and assessments. Treasurer Jim Wietecha added his input. Al Reijmer made a motion that, beginning in 2019, a \$25 late fee be assessed for any payments remaining outstanding on March 15th. Payments outstanding on April 15th would incur another \$25 penalty. Additional triggers would occur on May 15th and June 15th, when, per Operating Procedure VSPOA-0003, collection is turned over to the VSPOA attorney. Paul Kurtz seconded the motion. By a show of hands, the motion failed by a vote of 3 to 13.

Jim Wietecha left the meeting.

RECORD RETENTION/WEB REPORT

Thee record retention secretary was unable to attend the meeting.

CORRESPONDING SECRETARY'S REPORT

The corresponding secretary was unable to attend the meeting.

SOCIAL MEDIA

Homeowner, Amy Thomas Gronley, posted the following comment. "As I'm seeing fellow Harrison Twp-ites complain about their roads not being plowed, I want to say the dues we pay annually are a small price to pay for clear streets and clean canals! Thank you to those who take it upon themselves to handle these things that make our life easier☺"

CANAL COMMITTEE

Mark Wright stated that there was nothing new to report.

MAINTENANCE COMMITTEE

Doug Pollum answered questions concerning the Revocable License Agreement To Use Right-of-Way. He further stated that only a single permit will be required for the entire project.

Mark Wright made a motion to authorize up to \$2,000 for the attorney to review the marked-up agreement and negotiate the wording with the MCDR attorney. Paul Kurtz seconded the motion, and it carried, unanimously.

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Mark Wright made a motion to authorize up to \$2,000 for the MCDR permit fees. Jan Drapeau seconded the motion, and it carried, unanimously.

Doug Pollum agreed to call Jim Wietecha regarding liability insurance coverage for the project.

BUILDING COMMITTEE

Bob Piltz reported that there is nothing new to report.

DEED RESTRICTION REVIEW COMMITTEE

Per James Faircloth, there was nothing new to report, and there are no open issues.

CIVIC AFFAIRS

Al Reijmer stated that there was nothing new to report.

WELCOMING COMMITTEE

Chairman Karl Bobcean was unable to attend the meeting.

EVENTS

Diane Carlson reported that the committee is “moving along” with plans for the May 18th, 19th, & 20th garage sale.

NOMINATING COMMITTEE

Chair Jessica Swanson was unable to attend.

OLD BUSINESS

The matter of late fees was covered under the treasurer’s report.

Review of the VSPOA procedures was not discussed.

Tom Bane has secured the Township board room for the May general membership meeting.

Mark Deldin will contact Bumpers’ management to determine whether they would favor a move to Tuesday VSPOA meetings during the summer months.

NEW BUSINESS

Diane Carlson reported on a mass of vegetation floating at the north end of canal 4 and being blown south as the ice melts. Diane displayed pieces of a reed-like material that makes up the mass. Phil DeVergilio reported on a similar mass in canal 2. If necessary, the canal maintenance account could be tapped to have the debris removed.

OPEN DISCUSSION/FUTURE AGENDA ITEMS

There were no items of discussion.

ADJOURNMENT

A motion to adjourn was made by Mark Wright. Paul Kurtz seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 8:19 pm.

Respectfully submitted,

Phil DeVergilio,
Recording Secretary