

**VENICE SHORES PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**10-July-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 18 members in attendance.

Term Beginning 2017		Term Beginning 2016		Term Beginning 2018	
<b>P</b>	Bane, Tom	<b>P</b>	Deldin, Mark	<b>P</b>	Bobcean, Karl
<b>P</b>	Carlson, Diane	<b>P</b>	DeVergilio, Phil	<b>E</b>	Kandt, Ken
<b>P</b>	Hall, Scott	<b>P</b>	Drapeau, Jan	<b>E</b>	Kurtz, Paul
<b>E</b>	Kollmorgen, Kevin	<b>P</b>	Faircloth, James	<b>P</b>	Oravec, Wendy
<b>P</b>	McDougal, Doug	<b>P</b>	Kelly, Brandon	<b>P</b>	Ososki, Mark
<b>P</b>	Rheeder, Scott	<b>E</b>	Paton, Kevin	<b>P</b>	Piltz, Bob
<b>P</b>	Swanson, Jessica	<b>P</b>	Reijmer, Al	<b>P</b>	Pollum, Doug
<b>A</b>	Wright, Mark	<b>E</b>	Willard, Mike	<b>P</b>	Wietecha, Jim

**AGENDA APPROVAL**

Karl Bobcean made a motion to accept the agenda as presented. Brandon Kelly seconded the motion, and it carried, unanimously.

**MINUTES**

Doug McDougal made a motion to receive and file the June 5th board meeting minutes. Mark Deldin seconded the motion, and it carried, unanimously.

**PRESIDENT'S REPORT**

James Faircloth stated that dues and assessments for four properties were delinquent as of June 15<sup>th</sup>, and collection was turned over to our attorneys. James advised that the treasurer's report would contain additional information on delinquencies.

**TREASURER'S REPORT**

Jim Wietecha reported that before our attorneys were able to begin action on the four properties with delinquent dues, all four were paid in full.

Jim Wietecha presented the treasurer's report for June 30, 2018.

Date	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
30-Jun-18	\$121,338.58	\$5,226.07	\$44,479.67	\$3,415.75	\$0.00	\$174,460.07

The unrestricted fund balance is \$120,215.07.

A motion to receive and file the June Treasurer's report was made by Doug Pollum. Doug McDougal seconded the motion, and it carried, unanimously.

**RECORD RETENTION/WEB REPORT**

Mark Ososki reported that he has received additional membership data from Jim Wietecha, and that the database has been updated accordingly.

**CORRESPONDING SECRETARY'S REPORT**

In the absence of the corresponding secretary, there was no report.

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**SOCIAL MEDIA**

There was nothing of significance to report.

**CANAL COMMITTEE**

Mark Ososki stated that he has water sample bottles and is ready to sample canal water. Mark suggested that we sample the Clinton River as well. Receiving no support, the subject was dropped.

**MAINTENANCE COMMITTEE**

Scott Hall requested a copy of the lawn maintenance contract to aid him in monitoring performance. Jim Wietecha gave Scott his copy which he requested be returned after copying.

Doug Pollum reported that fifteen pump installations are complete. Doug described a problem sealing spiral wound culverts and the actions that he and Doug McDougal have experimented with. Discussion followed.

Doug Pollum also discussed the lack of response that he and Doug McDougal have experienced in seeking volunteers for management and for plumbing connections at the catch basins and seawalls. Following discussion, it was decided to publish a training schedule in hope of gaining help from homeowners once they have better understanding of what is required.

A brief discussion took place on the deterioration of the culvert under the San Juan crossover.

**BUILDING COMMITTEE**

Brandon Kelly reported that there were no new plans submitted.

Mark Ososki reported that the plans for Kurtz's project were previously approved and only a final inspection is required.

**DEED RESTRICTION REVIEW COMMITTEE**

Jan Drapeau reported that on a tour of the canals by Doug McDougal and herself, four intrusion violations were noted. All have since been resolved.

On canal 1, a property owner stores their boat elsewhere during the week but intrudes approximately five feet into the canal behind their house on the weekends. A violation was issued in 2017. A follow-up inspection will take place next weekend, including photos if a violation is noted. If such a violation is noted, Al Reijmer made a motion to send the second violation letter to the homeowners. Doug Pollum seconded the motion, and it carried, unanimously.

Photos were circulated of a PWC possibly intruding into the canal at the entrance into the lagoon. No violation letter has been issued pending determination of property lines.

Scott Rheeder inquired about the vegetation intruding into the canal from the property of James Senstock. Doug McDougal advised that Mr. Senstock's seawall is five feet inside his property line. Further, Doug volunteered to accompany Scott on a canal tour to evaluate his complaint. Tom Bane volunteered to check with Harrison Township to determine whether the condition violates the Township blight ordinance.

Discussion took place regarding the wording of the various violation letters. Doug McDougal advised that the wording of the letters had been reviewed and approved by the VSPOA board and by former VSPOA attorney, James Rini. Mark Ososki made a motion to assign a review of the

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letters to the Deed Restriction Committee. Following the review, the committee shall make any recommendations to the board. Scott Hall seconded the motion, and it carried, unanimously.

**CIVIC AFFAIRS**

Al Reijmer reported that, due to high water, no-wake areas on the St. Clair river have been extended.

Al also reported that he has received three or four reports of excessive speed in the canals.

Al reported that Belle Maer Harbor has received a buyout offer from a large conglomerate. Boat slip owners in the marina have been notified of the possible sale.

A boat repair company is seeking approval to operate at S. River Rd and Hazel St. at the former Keith's Marathon site.

**WELCOMING COMMITTEE**

Jessica Swanson stated that she has four new residents on her welcoming list.

**EVENTS COMMITTEE**

Annual Summer Party and Dinghy Parade: Jessica Swanson reported that 104 adults (plus an unknown number of children) attended the Dinghy parade and picnic.

**NOMINATING COMMITTEE**

Nothing new to report

**OLD BUSINESS**

No additional info

**NEW BUSINESS**

The agenda item of committee assignments update was tabled until the August meeting.

Following discussion, it was decided to have the Corresponding Secretary send a letter of appreciation to Don Prymak for his years of service as a board member. Doug McDougal volunteered that he has an appropriate form letter and will forward it to Ken Kandt for formalization and delivery.

James Faircloth stated that the board has no authority to restrict road use by construction vehicles.

Discussion took place on items for newsletter inclusion. James Faircloth suggested that committee chairs should consider a contribution.

**OPEN DISCUSSION/FUTURE AGENDA ITEMS**

Phil DeVergilio raised the subject of an apparent used car business at 31301 North River Rd. Discussion followed.

**ADJOURNMENT**

A motion to adjourn was made by Mark Ososki. Doug Pollum seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 8:34 pm.

Respectfully submitted,  
Phil DeVergilio  
Recording Secretary