

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

**CALL TO ORDER**

The meeting was called to order by President James Faircloth at 7:01 pm at Bumpers Waterfront Bar & Grill.

**ROLL CALL**

Phil DeVergilio called roll of the board members. As indicated below, there were 12 members in attendance at the time of roll call.

Term Beginning 2017		Term Beginning 2016		Term Beginning 2018	
<b>E</b>	Bane, Tom	<b>P</b>	Deldin, Mark	<b>A</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>P</b>	Kollmorgen, Kevin	<b>P</b>	Faircloth, James	<b>P</b>	Oravec, Wendy
<b>P</b>	McDougal, Doug	<b>A</b>	Kelly, Brandon	<b>P</b>	Ososki, Mark
<b>E</b>	Rheeder, Scott	<b>E</b>	Paton, Kevin	<b>P</b>	Piltz, Bob
<b>E</b>	Swanson, Jessica	<b>E</b>	Reijmer, Al	<b>E</b>	Pollum, Doug
<b>P</b>	Wright, Mark	<b>E</b>	Willard, Mike	<b>E</b>	Wietecha, Jim

**AGENDA APPROVAL**

Karl Bobcean joined the meeting during the discussion of the agenda. Kevin Kollmorgen made a motion to accept the agenda as presented. Mark Wright seconded the motion, and it carried, unanimously.

**MINUTES**

Mark Deldin made a motion to receive and file the July 10th board meeting minutes. Karl Bobcean seconded the motion, and it carried, unanimously.

**PRESIDENT'S REPORT**

James Faircloth stated that resident Rick Velger's attorney had sent a letter to his neighbor Virginia Marra alleging a violation of the VSPOA restrictions. The complaint stated that Virginia was running a business from her home, namely, boat sales. The attorney sent a copy to James Faircloth, who relayed it to the VSPOA attorney. The VSPOA attorney sent a response to Rick Velger's attorney explaining that there is no proof of a violation.

Mark Wright noted that Virginia had complained that a boat detailing business was being conducted on the Velger property.

**TREASURER'S REPORT**

The treasurer was not in attendance, having notified the secretary in advance that he would not be able to attend. Mark Ososki made a motion to table the July treasurer's report until the September meeting. Mark Deldin seconded the motion, and it passed, unanimously.

**RECORD RETENTION/WEB REPORT**

Mark Ososki circulated a list of board members and their phone numbers and email addresses, asking for confirmation or correction, as appropriate.

**CORRESPONDING SECRETARY'S REPORT**

Due to an injury, the corresponding secretary was not in attendance.

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

**SOCIAL MEDIA**

There was nothing of significance to report.

**CANAL COMMITTEE**

Mark Wright advised that the canals were scheduled to receive a weed treatment on Wednesday, August 8<sup>th</sup>.

Mark Ososki stated that the canals had been tested for e-coli and the results were extremely good. A report has been issued to residents by email.

**MAINTENANCE COMMITTEE**

Doug McDougal reported on the high-water pumping systems installation. A good turnout was experienced at the July 25<sup>th</sup> training session, and the plumbing is moving forward at a faster rate.

Even though repair of any lawn irrigation damage was stated to be the responsibility of the association, one homeowner has requested reimbursement for a \$150 invoice from a lawn irrigation company. Following discussion, Mark Deldin made a motion to reimburse this homeowner. Any future requests shall be addressed on an individual basis. Mark Wright seconded the motion, and it carried, unanimously.

Regarding culvert deterioration at the crossovers, Mark Ososki reported that the MCDR put a plywood cover over the hole at the south side of the road at the canal two crossover and filled the hole at the north side of the road at the canal three crossover with dirt.

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

**BUILDING COMMITTEE**

Discussion took place regarding the home at 41478 Clairpointe. This is a fairly new structure, and it appears that it exceeds the maximum allowable trim area per the restrictions. It was agreed that we would obtain a copy of the VS approved elevation plans and remeasure the masonry and non-masonry areas. Also, the approved plans will be compared with the completed structure. Further action will depend on the results of that investigation. Mark Ososki volunteered to obtain a copy of the approved plans from the township.

**DEED RESTRICTION REVIEW COMMITTEE**

Jan Drapeau reported that on a tour of the canals by Doug McDougal and herself, the following violations were found.

- Lot 248: The pontoon hasn't been seen since the initial letter was sent.
- The PWC at the entrance to the lagoon has been moved. No letter was sent.
- Except for one tree branch, all vegetation at James Senstock's property is within the property line. Mr. Senstock has removed the branch.
- Lot 255 (vacant): This lot has recently been sold. The buyer and seller have agreed to split the cost of tree removal at the canal.
- Lot 157: There has been no response to the first letter notifying the owner that they have a shed in violation of restrictions. Mark Wright made a motion to send the second letter. Karl Bobcean seconded the motion, and it carried, unanimously.
- Lot 172: Doug McDougal volunteered to personally contact the homeowner regarding the paddle boat extending past the property line.

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

As voted at the July meeting, Jan Drapeau presented proposed rewording of the deed restriction violation letters. Mark Wright made a motion to email the proposed letters to the entire board with a request that comments be sent to Jan Drapeau or Doug McDougal for possible revision and an approval vote at the September meeting. Karl Bobcean seconded the motion, and it carried, unanimously.

**CIVIC AFFAIRS**

In the absence of the chairman, there was no report.

**WELCOMING COMMITTEE**

In the absence of the chairman, there was no report.

**EVENTS COMMITTEE**

Mark Wright reported that the fall picnic is a go.

**NOMINATING COMMITTEE**

Nothing new to report

**OLD BUSINESS**

It is not known whether the corresponding secretary has sent a letter of appreciation to Don Prymak for his years of service as a board member as was approved at the July meeting.

**NEW BUSINESS**

James Faircloth asked to have letters sent to homes on the east side of canal one requesting a contribution to the canal weed control fund.

**OPEN DISCUSSION/FUTURE AGENDA ITEMS**

There were no items raised.

**ADJOURNMENT**

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

The meeting was adjourned at 8:05 pm.

Respectfully submitted,  
Phil DeVergilio  
Recording Secretary