

**VENICE SHORES PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**04-September-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 21 members in attendance at the time of roll call.

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

**AGENDA APPROVAL**

Discussion of future meeting days was added to New Business. Mark Deldin made a motion to accept the agenda as amended. Doug McDougal seconded the motion, and it carried, unanimously.

**MINUTES**

Mark Deldin made a motion to receive and file the August 7th board meeting minutes. Mark Wright seconded the motion, and it carried, unanimously.

**PRESIDENT'S REPORT**

James Faircloth stated that there was no attorney contact during August.

**TREASURER'S REPORT**

In the absence of the treasurer, Mark Ososki presented the treasurer's reports for July and August.

Date	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
31-Jul-18	\$104,865.02	\$5,234.07	\$44,519.67	\$3,495.75	\$0.00	\$158,114.51

The unrestricted fund balance is \$103,869.51.

Karl Bobcean made a motion to approve the July Treasurer's report. Mike Willard seconded the motion, and it carried, unanimously.

Date	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
31-Aug-18	\$103,649.96	\$5,304.07	\$44,529.67	\$3,515.75	\$0.00	\$156,999.45

The unrestricted fund balance is \$102,754.45.

Karl Bobcean made a motion to approve the August Treasurer's report. Mark Wright seconded the motion, and it carried, unanimously.

Diane Carlson noted that she has not been reimbursed for purchase of the entrance security signs. James Faircloth said he would contact the treasurer about this.

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**RECORD RETENTION/WEB REPORT**

Mark Ososki stated that he had nothing to report.

**CORRESPONDING SECRETARY'S REPORT**

The corresponding secretary was not in attendance.

**SOCIAL MEDIA**

Discussion took place regarding some recent misuse of the privately operated VS Facebook group, its possible negative effect on the Association, and suggested efforts to make it clear that the Facebook group is not part of the Association.

**CANAL COMMITTEE**

Mark Wright reported that Canal 5 was sprayed for phragmites on Tuesday, the 3<sup>rd</sup>.

Al Reijmer noted that he's witnessed lawn service companies blowing cuttings into the canals. One suggestion was to make it a newsletter item.

**MAINTENANCE COMMITTEE**

Doug Pollum reported on the high-water pumping system installations. Currently, 15 locations are fully operational. Fewer than 10 locations need a connection at one end or the other. A question was raised concerning winterization. It was decided to address this subject at the October meeting. Doug Pollum has the final electrical invoice, which he will present to the board following completion of electrical inspections. Doug advised that repair of lawn irrigation systems is substantial, but that it seems to be reasonable.

Regarding culvert deterioration at the crossovers, Scott Hall stated that some fill has been added, but that he's waiting for a response to questions he has presented to the MCDR.

Kevin Kollmorgen reported that he has an oral commitment from R&R to provide snow removal for the coming season at the same price as charged last season. Following discussion, Mark Deldin made a motion to accept the offer based on there being no price increase. Karl Bobcean seconded the motion, and it carried unanimously.

**BUILDING COMMITTEE**

Discussion took place regarding the home at 41478 Clairpointe. Mark Ososki has obtained a copy of the approved plans from the township. They show VS stamps and VS Building Committee signatures. However, the amount of brick to trim calculates to be about 63%, far short of the minimum 75% required by the VS restriction. Discussion ensued regarding documentation acknowledging that a mistake was made, but that no changes to the exterior can be made without bringing the house into compliance. Mark Wright made a motion to bring the facts to the VSPOA attorney for an opinion. Doug Pollum seconded the motion, and it carried unanimously.

Upon review of the plans for the Rinke house on Windmill, brick percentage calculates to slightly less than 75%. However, on those plans, the chimney is shown as being bricked, which it was not. Doug McDougal made a motion to request an opinion from the VSPOA attorney. Mark Ososki seconded the motion, and it carried, unanimously.

Mark Ososki stated that he has plans from the remodel at 41542 Clairpointe and suggested that they be digitized for record retention. Mark Wright made a motion to authorize up to \$300 for digitizing all the plans given to Mark Ososki by Bob Piltz. Karl Bobcean seconded the motion, and it carried, unanimously.

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**DEED RESTRICTION REVIEW COMMITTEE**

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

- Lot 255 (vacant): The trees encroaching into the canal have been removed.
- Lot 157: Following the issuance of the first violation notice letter, it was found that the shed had been moved from north side of the house to the south side. A second first letter has been sent regarding the shed in its new position, asking for removal by September 20<sup>th</sup>, after which time the matter will be turned over to the VSPOA attorney.

Regarding revisions to the violation notice letters, additional comments were made at this meeting. Following discussion, Mark Wright made a motion to delay the approval vote until the October meeting. Al Reijmer seconded the motion, and it carried, unanimously. All further comments are requested to be submitted to Jan Drapeau by September 20<sup>th</sup> for consideration. At the October meeting, Jan will present the final drafts for approval.

**CIVIC AFFAIRS**

Al Reijmer noted that the newly created DNR wetlands at the mouth of the Clinton River is being used by PWC and small boat operators as a rendezvous point. Doug McDougal pointed out no-wake violations on the St. Clair River, some of which have resulted in citations.

**WELCOMING COMMITTEE**

There was nothing to report.

**EVENTS COMMITTEE**

Paul Kurtz reported that the date for the fall picnic is September 22<sup>nd</sup>.

Regarding the No Winter Blues event, we will need a larger venue, so we won't have to limit attendance, as we did in 2018.

**NOMINATING COMMITTEE**

Nothing new to report

**OLD BUSINESS**

A letter of appreciation to Don Pryjmak for his years of service as a board member has not yet been sent. James Faircloth will contact Ken Kandt about it.

Mark Ososki reported that he has all the west side Belvedere addresses but needs a copy of the form letter requesting funds for Canal 1 weed control application. Doug McDougal will provide the letter.

**NEW BUSINESS**

Discussion took place on the board appreciation dinner. James Faircloth and Al Reijmer will look for an appropriate venue.

Doug Pollum made a motion to hold board meetings on the first Tuesday of each month, year around. Al Reijmer seconded the motion, and it carried by a vote of 19 to 1 with 1 abstention.

**OPEN DISCUSSION/FUTURE AGENDA ITEMS**

There were no items raised.

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**ADJOURNMENT**

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

The meeting was adjourned at 8:23 pm.

Respectfully submitted,  
Phil DeVergilio  
Recording Secretary