

**VENICE SHORES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
04-December-2018**

**CALL TO ORDER**

The meeting was called to order by President James Faircloth at 7:02 pm at Bumpers Waterfront Bar & Grill.

**ROLL CALL**

Phil DeVergilio called roll of the board members. As indicated below, there were 15 members in attendance at the time of roll call.

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

**AGENDA APPROVAL**

Mark Wright made a motion to accept the agenda as amended. Doug Pollum seconded the motion, and it carried, unanimously.

VSPOA resident, Richard Going, inquired about when a pump would be installed in the catch basin in the culvert in front of his home. Doug Pollum responded that no additional pumps would be installed before spring.

**MINUTES**

Mark Ososki made a motion to receive and file the October board meeting minutes as presented. Mark Wright seconded the motion, and it carried, unanimously.

Regarding the November general meeting, Mark Ososki stated that each of the dues and assessments should have resulted in a motion and vote. James Faircloth voiced disagreement with that assessment.

Mark Ososki also noted that the proposed, board approved, dues and assessments were somehow deleted from the newsletter mailed prior to the November meeting.

Mike Willard made a motion to receive and file the November general meeting minutes as presented. Mark Ososki seconded the motion, and it carried, unanimously.

**PRESIDENT'S REPORT**

James Faircloth reported on his October meeting with the VSPOA attorneys regarding masonry/trim ratio violations at 41478 Clairpointe and 41237 Windmill.

The attorneys' opinions on the CP house are as follows. Since it was our error, we could bring the house into compliance at our expense. Alternatively, we could allow the house to remain as is and recognize the error in the meeting minutes, since one error will not invalidate the restriction for new construction or remodels.

The attorneys' opinions on the WM house are as follows. Because the house was not built to the VSPOA approved print (The chimney was not bricked.), one or two board members should talk

**VENICE SHORES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
04-December-2018**

with the homeowners about bringing the house into compliance. The proposed remedy should be presented to the board for approval, and that approval shall be documented in a letter to the homeowner. Mark Ososki stated that, per his calculations, the house would not have met the masonry/trim ratio even if the chimney had been bricked.

Jan Drapeau asked whether the attorney has issued an opinion letter, and the answer was that he had not. Jan then recommended that we ask for one.

Mark Wright made a motion to accept the attorneys' suggestion to recognize our error on the CP house in board meeting minutes, and to allow the house to remain as is. In the discussion that followed James Faircloth advised that our procedure has been revised to require the signatures of a minimum of three committee members for approval of future print submissions. Also, the responsibility for the masonry/trim ratio calculation shall be the responsibility of the architect, and shall be noted on the prints. Mark Ososki seconded the motion, and it carried, unanimously.

Mark Wright made a motion to seek board approval to have two board members to meet with the WM house owners to discuss how the house can be brought into compliance and to bring that proposal to the board for approval. Upon approval, a letter describing the agreed upon solution shall be drafted and delivered to the homeowners. Mark Ososki seconded the motion, and it carried, unanimously.

**TREASURER'S REPORT**

Mark Ososki presented Jim Wietecha's report for November.

<b>Date</b>	<b>General Fund</b>	<b>Canal Weed Control</b>	<b>Canal Maint.</b>	<b>Snow Removal</b>	<b>CD</b>	<b>Total</b>
30-Nov-18	\$78,277.27	\$5,569.10	\$44,529.67	\$1,015.75	\$0.00	\$129,391.79

The unrestricted fund balance is \$75,146.79.

Mark Ososki made a motion to approve the November Treasurer's report. Mark Wright seconded the motion, and it carried, unanimously.

**RECORD RETENTION/WEB REPORT**

Mark Ososki stated that he had nothing new to report.

**CORRESPONDING SECRETARY'S REPORT**

The corresponding secretary was not in attendance, having been excused from this meeting.

**SOCIAL MEDIA**

Mark Ososki reiterated that the Venice Shores Facebook page now contains the disclaimer stating that the site is not an official part of the VSPOA.

**CANAL COMMITTEE**

There was nothing new to report.

**MAINTENANCE COMMITTEE**

Scott Hall reported that the catch basins containing pumps are currently being insulated with hay bales.

Doug Pollum reported that the County is currently seeking bids to replace the culverts between the roads and canals, as well as at the road crossovers.

**VENICE SHORES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
04-December-2018**

**BUILDING COMMITTEE**

Scott Hall reported on seeing activity at Lot 213 on Gloca Mora. Also, dirt and stones have been delivered to lot 255. No prints have been submitted for either location.

**DEED RESTRICTION REVIEW COMMITTEE**

Jan Drapeau reported that she had received notice of three possible violations. All were Township issues.

Jan Drapeau explained how the previously approved violation letters will be used for a variety of violations by inserting the words, fence, boat, shed, etc. as appropriate. Jan distributed example letters.

**CIVIC AFFAIRS**

Phil DeVergilio reported that he had advised the MCDR of multiple specific pothole locations on Clairpointe. All were patched within a day. In contrast, Mt. Clemens has yet to address the three potholes on NRR adjacent to the YMCA.

Mark Wright advised that a white window van with a wide blue band encircling it has been seen several times during the night. At one time, a figure exited the van and walked between two houses. Mark asked that anyone seeing the van should immediately call the sheriff's department.

**WELCOMING COMMITTEE**

Jessica Swanson reported that all packets have been delivered except for the vacant lot on Gloca Mora.

**EVENTS COMMITTEE**

Regarding the No Winter Blues event, there was nothing new to report.

**NOMINATING COMMITTEE**

Nothing new to report

**OLD BUSINESS**

Nothing new to report

**NEW BUSINESS**

It was reported that long-time resident and board member Don (and Nancy) Pryjmak vacated their VS home at 41433 Bayhaven on Monday, December 3<sup>rd</sup>.

Mark Ososki reported that the 2019 Dues and Assessments notifications will be mailed on January 1<sup>st</sup>.

No action has been taken on the holiday decoration contest for 2018.

Tom Bane reported that Bea Gregor's son was recently killed in a traffic accident. Phil DeVergilio will send a sympathy card in the name of the VSPOA.

**OPEN DISCUSSION/FUTURE AGENDA ITEMS**

There were no items for future discussion.

**ADJOURNMENT**

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

The meeting was adjourned at 8:17 pm.

**VENICE SHORES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
04-December-2018**

Respectfully submitted,  
Phil DeVergilio  
Recording Secretary