

**VENICE SHORES PROPERTY OWNERS ASSOCIATION  
GENERAL MEMBERSHIP MEETING MINUTES  
07-May-2019**

**CALL TO ORDER**

The meeting was called to order by President James Faircloth at 7:02 pm at the Harrison Township Board Room. Per the attendance sheets, 47 properties were represented, including 22 board members. President Faircloth welcomed all VSPOA members.

**ROLL CALL**

Phil DeVergilio called roll of the board members. As indicated below, there were 22 board members in attendance at the time of roll call.

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

**AGENDA**

President James Faircloth called for approval of the agenda as published in the SPRING/SUMMER 2019 Newsletter. Paul Kurtz made a motion to approve the agenda. Brandon Kelley seconded the motion, and it carried, unanimously.

**ELECTION OF BOARD MEMBERS**

The ballots contained the names of twelve candidates, David Aldrich; Claire St. Louis; Mike Rice; James Senstock; Brandon Kelly; Al Reijmer; Jan Drapeau; James Faircloth; Michael Willard; Kevin Paton; Phil DeVergilio; and Mark Deldin, for the eight open positions. All had previously submitted applications to the nominating committee. James Faircloth advised that Mike Rice was not eligible to run for office. Also, Brandon Kelly asked that his name be withdrawn, as family schedules have frequently prohibited him from attending board meetings. Each nominee was given two minutes for any remarks he/she wanted to make. Diane Carlson spoke for David Aldrich, and Mark Ososki spoke for Claire St. Louis, neither of whom was in attendance. All other nominees accepted the opportunity. Following this, ballots were marked and collected.

**GENERAL UPDATE**

President James Faircloth thanked the chairmen and members of the Weed Control, Maintenance, Events, and High-Water committees. James presented a short background of the flood control efforts, including evaluation and estimates from engineering firms (\$475k to \$500k), negotiation between our attorneys and Macomb County for a licensing agreement, and the issuance of Harrison Township permits (one per street) for plumbing and electrical work for pump installations.

James introduced Doug Pollum and Doug McDougal, co-chairs of the flood control committee. Doug Pollum's remarks are summarized in the attached document, VSPOA High Water Report – May 2019. Doug McDougal presented a visual aid showing the Army Corps of Engineers' documentation of past and projected Lake St. Clair average monthly water levels. A question and answer period followed.

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Jim Wietecha presented the treasurer's report for April 30, 2019.

<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-Apr-19	\$104,600.64	\$5,219.10	\$47,009.67	\$3,475.75	\$0.00	\$160,305.16

The unrestricted fund balance is \$121,550.51.

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

Jim Wietecha stated that dues and assessments have been received from 258 of the 271 total properties.

**ELECTION RESULTS**

In the election, the eight highest vote getters, in no particular order, were as follows.

David Aldrich	Al Reijmer	Jan Drapeau	James Faircloth
Michael Willard	Kevin Paton	Phil DeVergilio	Mark Deldin

A question was raised on the condition of the roads in the subdivision. The plan is to make each of the streets, Clairpointe, San Juan, and Windmill a special assessment district (SAD), which would require residents' signatures on a petition, such as was done for Bayhaven. Tom Bane spoke briefly about the SAD process used on Bayhaven and volunteered guidance for anyone, board member or not, who wishes to begin the process on the other streets. Doug McDougal, Gloca Mora road repaving volunteer, offered his guidance for non-SAD financing as well. James Faircloth recommended that the repaving process be delayed until the high-water situation has passed, since water on the roads is a major cause of deterioration.

Irene Pervolarakis made an announcement regarding the subdivision garage sale to be held on the weekend of May 17 thru 19. An email notice will be sent to all residents whose address is on file.

James Wietecha made a motion to adjourn. Paul Kurtz seconded the motion, and it carried, unanimously.

The meeting was adjourned at 8:14 pm.

Respectfully submitted,

Phil DeVergilio,  
Recording Secretary