

**VENICE SHORES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
06-August-2019**

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 19 members in attendance at the time of roll call.

Term Beginning 2017		Term Beginning 2019		Term Beginning 2018	
P	Bane, Tom	A	Aldrich, Dave	L	Bobcean, Karl
P	Carlson, Diane	P	Deldin, Mark	A	Kandt, Ken
P	Hall, Scott	P	DeVergilio, Phil	P	Kurtz, Paul
P	Kollmorgen, Kevin	P	Drapeau, Jan	P	Oravec, Wendy
P	McDougal, Doug	P	Faircloth, James	P	Ososki, Mark
L	Rheeder, Scott	P	Paton, Kevin	P	Piltz, Bob
P	Swanson, Jessica	P	Reijmer, Al	P	Pollum, Doug
P	Wright, Mark	E	Willard, Mike	P	Wietecha, Jim

AGENDA APPROVAL

James Faircloth distributed an amended agenda. Added to the President’s Report was Item 5.A.III., Carrie Fuca Lis Pendens. Added to New Business was Item 11.B. Canal Water Testing.

Paul Kurtz made a motion to accept the agenda as amended. Mark Ososki seconded the motion, and it carried, unanimously.

MINUTES

Mark Ososki made a motion to receive and file the June 26th board meeting minutes as presented. Paul Kurtz seconded the motion, and it carried, unanimously.

PRESIDENT’S REPORT

James Faircloth stated that the VSPOA is included as a co-defendant in a law suit filed by resident Rick Velger against resident Virginia Marra, but that he expects the Association to be dropped as a co-defendant based upon material we provided concerning the matter as contained in the June, 2018 and August, 2018 board meeting minutes.

A violation letter has been sent to Richard and Elaine Earle, 41254 Clairpointe regarding rental of their house on the Air BnB website. If compliance of the restriction is not received by August 15th, the second violation letter will be sent per the VSPOA procedure. Separately, individual complaints have been filed with Harrison Township and Macomb County.

Resident Carrie Fuca was recently prevented from refinancing her home due to a Lis Pendens on her property remaining from a now-settled lawsuit brought by the VSPOA. James Faircloth reported that the Lis Pendens has now been lifted.

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TREASURER’S REPORT

Jim Wietecha presented the treasurer’s report for June.

Month Ending	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
30-Jun-19	\$97,452.41	\$6,809.10	\$47,239.67	\$3,935.75	\$0.00	\$155,436.93

The unrestricted fund balance is \$126,972.86.

Doug Pollum made a motion to approve the June treasurer’s report. Kevin Paton seconded the motion, and it carried, unanimously.

Jim Wietecha presented the treasurer’s report for July.

Month Ending	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
31-Jul-19	\$96,684.25	\$6,809.10	\$47,239.67	\$3,935.75	\$0.00	\$154,668.77

The unrestricted fund balance is \$126,671.16.

Mark Deldin made a motion to approve the July treasurer’s report. Mark Wright seconded the motion, and it carried, unanimously.

Jim Wietecha reported that the annual Corporate Registration is due, and it will be mailed by next week. The \$20 registration fee is included in the 2019 budget.

James Faircloth requested 2020 budget figures from each of the committees. Jim Wietecha recorded the figures, which will be used to create the proposed budget for approval by the board and for presentation to the general membership for final approval at the November meeting.

Karl Bobcean arrived at the meeting.

RECORD RETENTION/WEB REPORT

Mark Ososki stated that he is up to date on all records submitted to him.

CORRESPONDING SECRETARY’S REPORT

Jessica Swanson requested material for the fall newsletter.

SOCIAL MEDIA

There has been much chatter about the Air BnB on Clairpointe as reported elsewhere.

CANAL COMMITTEE

Mark Wright stated that the canals had again been treated for weeds on July 31st. Also, a second mosquito abatement treatment had recently taken place.

Also, Mark reported that he has ten containers for canal water testing. They must be returned to the health department within 4-hours of being filled.

MAINTENANCE COMMITTEE

Scott Hall reported that irrigation systems adjacent to the recently replaced San Juan crossovers have been repaired. Regarding reseeding of the land over the crossovers, Scott recommended waiting until the canal water level recedes.

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Doug McDougal distributed a handout containing a table of daily Lake St. Clair mean water levels from May 1, 2019 through August 5, 2019; graphs of the Great Lakes and Lake St. Clair mean water levels and long term average annual water levels from 1918 to the present; and graphs of the Great Lakes and Lake St. Clair mean water levels for 2018 & 2019, along with the long term average monthly means, and the record high/low monthly means.

Doug Pollum reported that from measurements of road drainage pump usage, he has estimated a total electrical cost of \$850.16 for the period of June, 2018 through December, 2019. Doug has prepared a spreadsheet showing individual reimbursements to be given to those homeowners who have provided and who continue to provide electric power for the pumps. Doug Pollum made a motion to issue checks for reimbursement of homeowner electrical expenses related to pump operation. Doug McDougal seconded the motion, and it carried, unanimously.

Doug Pollum stated that due to a recent knee operation and an upcoming European trip, that he will no longer be able to devote much time toward managing, engineering, and providing labor for the street drainage system. Similarly, Doug McDougal has a hip problem that limits his ability to continue to be physically active in the project. Also, Doug McDougal is not available for much of the year. To fill the void, Doug P. recommended that block captains be established and brought up-to-date on the system ASAP, so they can carry on with the effort.

BUILDING COMMITTEE

Mark Ososki reported that plans have been approved for 31035 San Juan. The approved plans have been scanned and filed.

DEED RESTRICTION REVIEW COMMITTEE

As reported earlier, a violation letter has been sent to Richard and Elaine Earle.

Also, as reported earlier, the committee will continue to monitor the Velger lawsuit.

Jan Drapeau reported that she and Doug McDougal performed another inspection. As a result, two first time violation letters have been sent. Also, a first time boat violation has been found at vacant lot 269. A visit will be made to the office of deeds to determine ownership of this property. Following verification, a letter will be sent.

- Lot 85, 41343 Windmill, Boat Violation
- Lot 106, 41648 Bayhaven, Boat Violation

CIVIC AFFAIRS

Al Reijmer reported on an article in the July 17, 2019 Journal regarding future land use around the SANG Base. Excerpts from the article include, “A recently received federal grant will give Macomb County officials the ability to fund a study to determine future land use opportunities around Selfridge Air National Guard Base.” “The \$266,288 grant will be used for a new sustainability study, also known as a joint land use study...” “Harrison Township Supervisor, Ken Verkest said...it’s a study performed by the federal government on all military bases on a recurring basis...” “...Macomb County will establish a policy committee with appropriate community and state representation...” Regarding the last quote, James Faircloth recommended that the VSPOA be represented on that committee by a board member as a means of remaining up-to-date on the workings of the committee. No one volunteered for the position. James Faircloth asked Al Reijmer to be the VSPOA representative, but Al was reluctant to accept.

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WELCOMING COMMITTEE

Diane Carlson stated that she is currently updating the new resident information, and she will have a report by the September board meeting.

EVENTS COMMITTEE

Kevin Paton reported that the date for the fall picnic is September 21st.

NOMINATING COMMITTEE

There was nothing to report.

OLD BUSINESS

There was no old business requiring action.

NEW BUSINESS

New business items have been covered in the committee reports.

DISCUSSION

James Faircloth thanked the several non-board members who were in attendance at the meeting for their presence.

ADJOURNMENT

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

The meeting was adjourned at 8:42 pm.

Respectfully submitted,
Phil DeVergilio
Recording Secretary