

**VENICE SHORES PROPERTY OWNERS ASSOCIATION
GENERAL MEMBERSHIP MEETING MINUTES
05-November-2019**

CALL TO ORDER

The meeting was called to order by President James Faircloth at 7:02 pm at the Harrison Township Board Room.

ROLL CALL

Phil DeVergilio called roll of the board members. As indicated below, there were 20 members in attendance at the time of roll call. Per the sign-in sheets, including board members, 37 properties were represented at the meeting.

Term Beginning 2017		Term Beginning 2019		Term Beginning 2018	
P	Bane, Tom	P	Aldrich, Dave	E	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
P	Rheeder, Scott	P	Paton, Kevin	E	Piltz, Bob
P	Swanson, Jessica	P	Reijmer, Al	P	Pollum, Doug
P	Wright, Mark	A	Willard, Mike	P	Wietecha, Jim

AGENDA APPROVAL

Jim Wietecha made a motion to approve the agenda as presented. Paul Kurtz seconded the motion, and it carried, unanimously.

PRESIDENTS COMMENTS

- President Faircloth introduced each of the attending board members.
- Subdivision events of 2019 were reviewed.
- The firm of Aloia & Assoc. was announced as the new VSPOA attorneys.
- It was announced that the operation of a VS house as an Airbnb has ended.
- It is hoped that a current lawsuit between neighbors will be settled out of court by the parties involved. VS is also named in the suit, but it is believed that we have no liability.
- The culverts under San Juan at the south end of canals 2 and 3 have been replaced. The culvert under the south of Bayhaven has also deteriorated, but the County does not have the funds to replace it at this time.
- Doug Pollum presented a recap of the flood control report contained in the Fall/Winter 2019 Newsletter. There are currently 28 pumps in operation, and it is planned to have three additional pumps and two new catch basins installed this month.

BUDGET PRESENTATION

Treasurer Jim Wietecha distributed a sheet containing the 2019 budget figures and the proposed 2020 budget. Jim reviewed the figures in each account and explained the reasoning behind the 2020 proposed amounts and the \$315 total for dues and assessments.

Kevin Kollmorgen made a motion to accept the \$220 recommendation for the 2020 General Fund. Paul Kurtz seconded the motion. Member, Bill Hausman, recommended that the flood control funds be removed from the General Fund and put into a separate assessment. Bill cited a section of the Deed Restrictions and the examples of the three existing assessments as justification for his recommendation. Following discussion, a vote was taken on the \$220

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recommendation by the submission of 3x5 cards distributed at the time of sign-in to the meeting. The motion carried by a count of 30 votes for and 7 votes against

Doug McDougal made a motion to accept the \$70 recommendation for the 2020 Canal Weed Control. Mark Deldin seconded the motion. There being no discussion, a vote was taken by the submission of 3x5 cards of a different color. The motion carried by a unanimous 37 votes.

Mark Deldin made a motion to accept the \$5 recommendation for the 2020 Canal Maintenance. Doug Mc Dougal seconded the motion. There being no discussion, a vote was taken by the submission of 3x5 cards of a third color. The motion carried by a unanimous 37 votes.

Kevin Kollmorgen made a motion to accept the \$20 recommendation for the 2020 Snow Removal. Doug Pollum seconded the motion. There being no discussion, a vote was taken by the submission of 3x5 cards of a fourth color. The motion carried by a unanimous 37 votes.

Mark Ososki made a motion to accept the proposed 2020 budget. Scott Rheeder seconded the motion, and it carried by a unanimous voice vote.

QUESTIONS & COMMENTS

- Bill Hausman commented on the change in late fees for dues & assessments as announced in the Fall/Winter 2019 Newsletter. Specifically, Bill stated that the change in the trigger date is not in accordance with the Deed Restrictions. Following discussion, President Faircloth volunteered to bring the matter to the VSPOA attorney for an opinion.
- Gary West made everyone aware that the D. Bros. Party Store on North River Road will shut down for the winter.
- Jan Drapeau reiterated that the board is tasked with the enforcement of the VS Deed Restrictions, but not Township Ordinances. For the latter, any citizen can make an anonymous complaint with the Township.

ADJOURNMENT

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

The meeting was adjourned at 8:21 pm.

Respectfully submitted,
Phil DeVergilio
Recording Secretary

	Abbey, Paul & Lori A.	41242 Windmill	152
	Acton, Lyle J. & Janice M.	41621 Windmill	122
✓	Aldrich, Dave & Kathy	31301 North River Rd	14
	Aliotta, Lawrence & Barbara	41416 Bayhaven	52
	Altobelli, Thomas & Marilyn	41465 Bayhaven	94
	Anderson, Ken & Catherine	41664 Bayhaven	105
	Apsey, Kelly	41365 Clairpointe	164
	Arvo, William & Michelle	41250 Gloca Mora	253
	Babinchak, William & Mary	41222 Clairpointe	205
	Baker, Stephen & Susan	41393 Gloca Mora	218
✓	Bane, Thomas Sr. & Joyce A	41532 Bayhaven	112
	Barbarich, James J. & Therese M.	31618 San Juan	262
	Bawol, Scott	41449 Bayhaven	93
	Bawol, Sarah	41670 Windmill	131
	Bazinski, Vic / Rebecca	31325 North River Rd	15
	Beals, Kristie M.	41359 Windmill	86
	Beckmon, Dwayne & Christine	41564 Bayhaven	110
	Beliveau, Nicole	31670 San Juan	259
✓	Beskange Jr., Stephen R.	31416 San Juan	26
	Biel, Chris & Angela	41412 Gloca Mora	243
	Blane, Rick	41298 Gloca Mora	250
	Bobcean, Karl & Jo Ann	41523 Clairpointe	174
	Bogdam, Marc & Diane	41352 Clairpointe	197
	Bommarito, Michael	30835 North River Rd	1
	Bowman, Gary & Carla	41524 Gloca Mora	236
	Bradley, Jeffery A.	30851 North River Rd	2
	Breuhan, Robert & Shirley	41565 Bayhaven	99
	Brittenham, Krystyna	41411 Gloca Mora	219
	Burdy, Brenda	41361 Gloca Mora	216
	Bush, James & Connie	31633 North River Rd	263
	Bylsma, Jacob & Dawn	41332 Bayhaven	56
	Camphous, Dale M. & Mary Ann	41535 Clairpointe	175
	Cariozzo, Frank & Karen	41444 Gloca Mora	241
	Carley, Michael & Sharon R.	41430 Clairpointe	192
✓	Carlson, Diane	41687 Windmill	127
	Case, John	41432 Windmill	142
	Catana, Robert D. & Danette R.	41381 Clairpointe	165
	Cavill, Philip & Mildred	41665 Windmill	125
	Chalmers, Robert & Eileen	31021 North River Rd	6
	Champine, Marvin	41573 Windmill	119
	Chute, Daniel	31654 San Juan	260
	Cipriano, Vincent	31175 North River Rd	13
	Cipriano, Isidore & Lorraine	31074 San Juan	64
	Colombo, Kim & Lisa	41427 Gloca Mora	220
	Cook, Charles & Denise	31332 San Juan	29

	Couture, Rick & Gail	41332 Windmill	148
	Cowie, Daniel & Julie	31151 North River Rd	12
	Cox, Aaron & Deni	41293 Gloca Mora	212
	Creel, Brad	30915 North River Rd	3
	Curr & Landino, Wayne B. & Christine M.	41533 Bayhaven	97
	Daczka, Alan	41300 Bayhaven	58
	Darghah, Riad C.	31469 North River Rd	0
	Darghah, Riad C.	31469 North River Rd	0
	Darghah, Riad C.	31469 North River Rd	20
	Darghah, Riad C.	31469 North River Rd	21
	Davies, Greg & Gail	41253 Clairpointe	157
	Dawson, Daniel B.	31401 North River Rd	18
	DeChambeau, Anthony & Amy	41311 Gloca Mora	213
	Degrande, Chris & Katie	41304 Clairpointe	200
✓	Deidin, Mark & Kathy	41258 Windmill	151
✓	DeVergilio, Philip & Marsha	41510 Clairpointe	187
	Dilella, Peter L. & Lucille M.	41343 Windmill	85
	Dingman, Vincent & Brenda	41351 Clairpointe	163
	Divito, Michael & Rosemary	41464 Bayhaven	115
	Dobek, Thomas	41587 Gloca Mora	230
	Dopp, Joan	41238 Clairpointe	204
✓	Doss, Al & Madeline	41571 Gloca Mora	229
✓	Drapeau, Mary Janice	41492 Gloca Mora	238
	Duggan Jr., Martin T.	41400 Windmill	144
	Dutts, Nick & Lynn	31010 San Juan	68
	Earl, Mark A.	41570 Windmill	137
	Earle, Richard W. & Elaine	41254 Clairpointe	203
	Early, Greta Fay	41496 Windmill	138
	Ehlich, James & Mary	41638 Windmill	133
	Ehlich, James & Mary	41638 Windmill	134
	Eib Jr., Charles F.	41523 Gloca Mora	226
✓	Eickmann, William & Karen	41617 Bayhaven	101
	Eley, Terry W. & Angela M.	41648 Bayhaven	106
	Eschenburg, Brian	31351 North River Rd	16
	Fahey, Michael & Gail	41525 Windmill	92
✓	Faircloth / Cusic, James K. / Scott H.	41210 Windmill	154
	Fett, Johanna A.	41433 Gloca Mora	221
	Fiddler, Amy A.	41222 Bayhaven	61
	Fleming, Stephen & Carol	31432 San Juan	25
	Flisnik, Bradley	41215 Gloca Mora	207
	Forner, Frank & Rose Marie	41699 Windmill	128
	Frabotta, Frank & Karen	41462 Clairpointe	190
	Fuca, Carrie Lynn	41265 Windmill	82
	Gagnon, Carl & Melba	41616 Bayhaven	108
	Gall, James R.	41636 Clairpointe	181

	Gambaro, Mario & Donna	41300 Windmill	150
	Gebauer, Winifred K.	41238 Bayhaven	60
	Gebauer, Theodore J.	41586 Windmill	136
	Gerich-Bresko, Elaine	0 Bayhaven	107
	Gierlowski, Lawrence M. & Adrienne	31686 San Juan	258
	Gleason, Shayne & Meganne	31164 San Juan	36
	Glide, Russell R. & Cara	41517 Bayhaven	96
	Gnacke, Henry & Janis	41397 Clairpointe	166
	Going, Richard A.	41255 Bayhaven	42
	Gordon, Brenda	41249 Gloca Mora	209
	Gorney, Danial & Danielle	41543 Clairpointe	176
	Gorski, Kerry & Jody	41270 Gloca Mora	251
	Greenfield, Mark & Shelley	41606 Windmill	135
	Gregor, Bernadine	41516 Bayhaven	113
	Grice, Jeff & Sharon	41401 Windmill	88
	Grimes, James E. & Maryan	41333 Clairpointe	162
	Gronowski, Andrew & Kelsey Gronowski	31215 San Juan	78
	Haley, Kenneth & Donna	31132 San Juan	38
✓	Hall, Scott & Heather	41539 Gloca Mora	227
	Haswell, James D. & Nancy C.	31709 North River Rd	267
	Hatton, Steven G. & Cynthia D.	31037 North River Rd	7
	Hauser, Ron & Bev	41428 Gloca Mora	242
✓	Hausman, William C. & Susan	41509 Clairpointe	173
	Herzenstiel, Richard & Carol	41432 Bayhaven	51
	Hill, Clifford & Joyce	41464 Windmill	140
	Hoffman, Virginia	41366 Clairpointe	196
	Howitt, Laura J.	31657 North River Rd	265
	Hubert, Frank & Maria	41265 Gloca Mora	210
	Hutchings, Matthew & Lisa	41633 Bayhaven	102
	Iskenderian, Rebecca	41377 Gloca Mora	217
	Jeczen, James B. & Diane	31232 San Juan	33
	Johnson, Mary A.	41348 Bayhaven	55
✓	Kacer, Alice (Kristen) & Thomas	41548 Bayhaven	111
	Kaczmariski, Douglas	41365 Bayhaven	47
	Kaminski, Raymond	31133 North River Rd	11
✓	Kandt, Kenneth & Elizabeth	41333 Bayhaven	45
	Keena, Gregg & Katherine	41448 Windmill	141
	Kelke, Carl & Laurice	41303 Clairpointe	160
	Kelley, Michael P. & Nancy M.	31316 San Juan	30
	Kelly, Brandon & Kelly	41331 Windmill	83
	Kerfoot, Jeffery E. & Edward J	41221 Bayhaven	40
	Kerwin, James & Sandra	41380 Windmill	145
	Klein, Eunice W.	41414 Clairpointe	193
	Koch, Kenneth E.	41445 Clairpointe	169
✓	Kollmorgen, Kevin & Patricia	41494 Clairpointe	188

	Kopec, Gary & Jennifer	41286 Clairpointe	201
	Kozłowski, Theodore A. & Patrica	41239 Bayhaven	41
	Kranich, Frederick	41400 Bayhaven	53
	Krupa, Theodore J. & Sheryl A.	41346 Gloca Mora	247
✓	Krupp, Joseph & Elaine	41233 Gloca Mora	208
	Krzesak, Bryan & Linda	41507 Gloca Mora	225
	Kubisz, Donald M. & Arlene	41349 Bayhaven	46
	Kucharek, Stephen & Yvonne	41477 Clairpointe	171
	Kuczborski, John & Marilyn	41316 Bayhaven	57
✓	Kurtz, Paul	41557 Windmill	118
	Lachanski, Joseph & Elaine	31175 San Juan	77
	Lane, Sherrie M.	30939 North River Rd	4
	Langlois, William & Pamela	41654 Windmill	132
✓	Lardner, Ryan C. & Kristin	41478 Clairpointe	189
	Lechner, David C.	31026 San Juan	67
	Leitz, Raymond & Linda	31100 San Juan	63
	Lembke, Michael	31200 San Juan	35
	Lentini, Sebastian & Ursula	41378 Gloca Mora	245
	Lijana, James & Patricia	41501 Bayhaven	95
	Lohrer, Mark R. & Linda M.	41301 Bayhaven	43
	Luedtke & St. Louis, Dennis & Clair	41348 Windmill	147
	Lukaszewski, Steven & Laurie	31116 San Juan	62
	Malaspina, Mark & Sharon	41379 Windmill	87
	Maltese, Pete	41600 Bayhaven	109
	Maluchnik, Matthew	41448 Bayhaven	116
	Mansell, Dennis & Sharon	41559 Clairpointe	177
	March, Harold & Kathy	0 Gloca Mora	255
	Marino, Alfonso & Donna	31125 San Juan	75
	Marquardt, Greg & Darlene	30975 North River Rd	5
	Marra, Virginia M.	41637 Clairpointe	180
✓	McDougal, Doug & Marie	41556 Gloca Mora	234
✓	McDowell, Chris	41226 Windmill	153
	McEachren, Paul & Kayiegh	41542 Clairpointe	185
	McGlynn, Eleanor	31155 San Juan	76
	McMurray, Raymond	41493 Clairpointe	172
	McQuade, Brian & Vicki	31300 San Juan	31
	Mendicki, Edna	41576 Clairpointe	183
	Meyer, Ulrike A.	41555 Gloca Mora	228
	Miedema, Larry & Kim	41665 Bayhaven	104
	Miller, Robert	31628 San Juan	261
	Monson, Scott & Rebecca	31042 San Juan	66
	Monte, Jennifer	31815 North River Rd	271
	Mott, Constance	41285 Clairpointe	159
	Mygal, Brian & Joy	41281 Gloca Mora	211
	Nanninga, David C. & Georgia	41605 Windmill	121

	Nebel, Scott & Katherine T.	41411 Clairpointe	167
	Nehls, Fred H. & Joyce M.	41398 Clairpointe	194
	Nowak, Ronald & Rosemarie	41394 Gloca Mora	244
	Oleksiak, Jean	41508 Gloca Mora	237
✓	Oravec, Wendy M.	41681 Windmill	126
✓	Ososki, Mark & Rosanne	31448 San Juan	24
	Palazzolo, Michael	31117 North River Rd	10
	Pantelides, Jordan & Carlene	41318 Clairpointe	199
✓	Paton, Kevin & Dawn	31035 San Juan	71
	Paton, Carol	41431 Windmill	89
	Pervolarakis, Emmanvel & Irene	31000 San Juan	69
	Peters, William J. & Sandy	31058 San Juan	65
✓	Piltz / Marten, Robert / Barbara	41317 Bayhaven	44
	Plevin, John & Judy	41549 Bayhaven	98
✓	Polium, Douglas J.	41269 Clairpointe	158
	Polzin Sr., Frank J.	41362 Gloca Mora	246
	Price II, Richard	41206 Clairpointe	206
	Quitter, Ryan C. & Kristin	41270 Clairpointe	202
	Ratzow, Ronald & Patricia	41560 Clairpointe	184
	Regener, Robert & Gail	41460 Gloca Mora	240
✓	Reijmer, Albert J. & Diane	41476 Gloca Mora	239
	Reske, Justin & Jennifer	31216 San Juan	34
✓	Rheeder, Scott & Michelle	41480 Windmill	139
	Ricardi, Donald & Lois	31071 San Juan	73
	Rice, Michael	31789 North River Rd	270
	Rinaldi, George & Francis	41316 Windmill	149
	Rink, Robert J.	41327 Windmill	84
✓	Rinke, Kenneth C. & Mary	41237 Windmill	81
	Ripard, Richard	41401 Bayhaven	48
	Roberts, John	41204 Gloca Mora	256
	Robertson, John & Joanna	31400 San Juan	27
	Robison, Robert & Ann	41572 Gloca Mora	233
	Ruger, Patricia	41588 Gloca Mora	232
	Rupkus/Miriani, Dan & Sabrina	41254 Bayhaven	59
	Ryda, Douglas & Maria	41234 Gloca Mora	254
	Sajdak, Richard & Sandra	41540 Gloca Mora	235
✓	Sargent, Scott	41310 Gloca Mora	249
	Satterly, Byron L. & Pamela J.	41649 Windmill	124
	Satura, Harold	41541 Windmill	117
	Schaffner, Sharon	41633 Windmill	123
	Schmidt, Alfred G.	41429 Clairpointe	168
	Schmidt, Ed	41526 Clairpointe	186
	Schmidt, William & Ann	41491 Gloca Mora	224
	Schoen, Mark & Beverly	41461 Clairpointe	170
	Schwab, Hans & Sandra	41334 Clairpointe	198

	Schwartz, Jamie	31248 San Juan	32
	Scotella, Patrick Jr.	41217 Clairpointe	155
	Scrase, Craig W. & Alison F.	41317 Clairpointe	161
	Senstock, Janice M.	31055 San Juan	72
	Senstock, James	31698 San Juan	257
	Sheppard, Joe & Michelle	41698 Windmill	129
	Sieradzki, Deborah	41221 Windmill	80
	Silver, David & Mara	41329 Gloca Mora	214
	Simun, John & Theresa A.	31679 North River Rd	266
	Skrzycki, John & Deborah	41612 Clairpointe	182
	Sloat, Robert & Cynthia	31148 San Juan	37
	Smith, Wilbur & Fusako	41206 Bayhaven	39
	Smith, Keith C.	31011 San Juan	70
	Stahl, Ted & Mary	0 Gloca Mora	231
✓	Staton, Adam & Andrea	41330 Gloca Mora	248
	Stead, Rita	41237 Clairpointe	156
	Stevens, Thomas T. & Rita C.	41417 Bayhaven	49
	Stewart, Jan	41589 Windmill	120
	Stoll, Charles C. & Marie	31085 San Juan	74
	Stroh, Chuck & Sandi	41575 Clairpointe	178
	Struhaar, William & Carolyn	41459 Gloca Mora	222
	Studaker, Howard & W.	41475 Gloca Mora	223
✓	Swanson, Joseph W. & Jessica M.	31645 North River Rd	264
✓	Thomson, Richard & Linda	41345 Gloca Mora	215
✓	Toarmino, Alice	41433 Bayhaven	50
	Tranior, William & Marilyn	41515 Windmill	91
	VanDewinkle/Salmosen, Charles / Nicole	31366 San Juan	28
	Velger, Dodge, Rick, Kelly	41611 Clairpointe	179
✓	Verscheuren, Leslie D. & Linda R.	31735 North River Rd	268
	Wenturine, Joseph A. & Janet G.	31595 North River Rd	0
	Wenturine, Joseph A. & Janet G.	31595 North River Rd	23
	Werbrouck, Thomas & Jo Anne	31101 North River Rd	8
	Werbrouck, Thomas & Jo Anne	31101 North River Rd	9
	West, Gary & Sharon	41364 Windmill	146
	Wiedyk & Lord, Gerald M. & Barbara	41446 Clairpointe	191
✓	Wietecha, James & Linda	31375 North River Rd	17
	Willard, Michael & Kari	41416 Windmill	143
	Willershausen, Carol	41364 Bayhaven	54
	Wilson, Michael	41380 Clairpointe	195
	Wisbiski, Nancy C.	41500 Bayhaven	114
	Wolschon, Scott & Elizabeth	41266 Gloca Mora	252
	Woodstock, Frederick W. Jr. & Patricia C.	41686 Windmill	130
✓	Wright, Mark & Kathleen	41481 Windmill	90
	Yenglin, Jason H. & Tara	41601 Bayhaven	100
✓	Zak, Doloris	41649 Bayhaven	103

