

**VENICE SHORES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
02-December-2019**

**CALL TO ORDER**

The meeting was called to order by Vice President Mark Deldin at 7:01 pm at Bumpers Waterfront Bar & Grill.

**ROLL CALL**

Phil DeVergilio called roll of the board members. As indicated below, there were 17 members in attendance at the time of roll call.

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

**AGENDA APPROVAL**

Phil DeVergilio asked that approval of the October board meeting minutes and the October and November treasurer’s reports be added to the agenda. Jim Wietecha made a motion to accept the agenda as amended. Doug Pollum seconded the motion, and it carried, unanimously.

**MINUTES**

Mark Wright made a motion to approve the October and November minutes as presented. Wendy Oravec seconded the motion, and it carried, unanimously.

**PRESIDENT’S REPORT**

Mark Deldin reported that the lawsuit initiated by Rick Velger against neighbor Virginia Marra and the VSPOA remain open until spring, when boats are again launched for the season. The VSPOA attorney asked to have the VSPOA excluded from the lawsuit based upon documentation provided by the VSPOA. Additionally, Mr. Velger’s attorney ask the VSPOA to cover Mr. Velger’s attorney fees. That request was refused by the VSPOA attorney. As a matter of discussion, Mark Wright suggested that, depending on the outcome of the lawsuit, that we sue Mr. Velger for recovery of our attorney fees.

Our attorney, Jeffrey Candela, has reviewed the Venice Shores by-laws and has determined that assessing a late fee for dues and assessments paid after the March 1<sup>st</sup> due date is within our rights. A written opinion will be available prior to the January board meeting. This inquiry was made following a challenge by a resident at the November general membership meeting.

*Karl Bobcean entered the meeting.*

Mark Deldin presented a \$775 invoice from attorneys Aloia and Associates for fees incurred regarding the case of Rick Velger vs. Virginia Marra and the VSPOA. Jim Wietecha made a motion to pay the invoice. Mark Wright seconded the motion, and it carried, unanimously.

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**TREASURER’S REPORT**

Jim Wietecha presented the treasurer’s report for October.

Month Ending	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
31-Oct-19	\$88,854.07	\$6,809.10	\$47,239.67	\$3,935.75	\$0.00	\$146,838.59

The unrestricted fund balance is \$126,954.18.

Jim Wietecha made a motion to approve the October treasurer’s report. Scott Rheeder seconded the motion, and it carried, unanimously.

Jim Wietecha presented the treasurer’s report for November.

Month Ending	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
30-Nov-19	\$87,091.25	\$6,809.10	\$47,239.67	\$1,435.75	\$0.00	\$142,575.77

The unrestricted fund balance is \$127,042.94.

Doug Pollum 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**

In the absence of the corresponding secretary, there was no report.

**SOCIAL MEDIA**

There has been nothing to report.

**CANAL COMMITTEE**

There was nothing to report.

**MAINTENANCE COMMITTEE**

Scott Hall reported that insulating hay bales have been placed on all catch basins containing pumps.

Doug Pollum reported that the electrical contractor is preparing an estimate for remaining service installations. Also, he’s waiting for a second contractor to schedule installation of two new catch basins.

Discussion took place regarding installation of spotlights at the two entrances. Mark Wright made a motion to authorize up to \$50 in materials for each installation. Doug Pollum seconded the motion, and it carried, unanimously.

**BUILDING COMMITTEE**

Mark Ososki reported that there is nothing new to report.

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**DEED RESTRICTION REVIEW COMMITTEE**

The boat at lot 269 reported at the October meeting to be in violation of restrictions was found to be sunk at the dock. The lot owner and various authorities were contacted, resulting the removal of the boat.

**CIVIC AFFAIRS**

There was nothing to report.

**WELCOMING COMMITTEE**

Several new residents have been identified and are in the process of being welcomed.

**EVENTS COMMITTEE**

The Holiday lighting contest will be judged on December 20<sup>th</sup>. Jim Wietecha and Mark Wright have volunteered to assist Kevin Paton for this event.

Wendy Oravec reported that the No Winter Blues party is in planning and will take place on February 21<sup>st</sup>.

**NOMINATING COMMITTEE**

There was nothing to report.

**OLD BUSINESS**

Any old business has been covered in previous reports.

**NEW BUSINESS**

A resident has provided Mark Wright with a video showing a landscape company blowing leaves from an absent homeowner's property into the canal. Mark Wright volunteered to contact the sheriff's office regarding this violation.

Mark Wright reported on an informational meeting held regarding the creation of a special assessment district (SAD) to repave Windmill. The County has a \$2m fund to be split among three local road improvement projects. If successful in securing this funding, the per lot cost of the project would be reduced from the unassisted estimate of \$8,600 financed over ten years at 5% interest.

**DISCUSSION**

No further items of discussion were raised.

**ADJOURNMENT**

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

The meeting was adjourned at 7:49 pm.

Respectfully submitted,  
Phil DeVergilio  
Recording Secretary