

**VENICE SHORES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
10-August-2020**

CALL TO ORDER

The meeting was called to order by President James Faircloth at 7:00 p.m. in the front yard of board member Mark Wright’s home, 41481 Windmill St.

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

AGENDA APPROVAL

Jim Wietecha asked to add the annual filing of corporation papers to the agenda. Paul Kurtz made a motion to accept the agenda as amended. Jim Wietecha seconded the motion, and it carried, unanimously.

MINUTES

Paul Kurtz made a motion to approve the March minutes as presented. Scott Rheeder seconded the motion, and it carried, unanimously.

PRESIDENT’S REPORT

James Faircloth provided an update on the Velger/Marra/Jones/VSPOA lawsuit. The judge having previously removed VSPOA as a co-defendant, James reported that the remaining litigants have reached an agreement, the content of which is unknown. Also, all VSPOA costs relative to the lawsuit have been recovered from Mr. Velger as previously directed by the judge.

James Faircloth reminded the board that no one is allowed on any member’s property without the property owner’s permission.

TREASURER’S REPORT

Treasurer, Jim Wietecha made available hard copy reports for February through July, there having been no board meeting since March 3rd due to the coronavirus pandemic. Jim gave an oral presentation of the July 31, 2020 report. Monthly report balances are as follows.

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Jim Wietecha presented the treasurer's report for February.

| Month Ending | General Fund | Canal Weed Control | Canal Maint. | Snow Removal | CD | Total |
|--------------|--------------|--------------------|--------------|--------------|--------|--------------|
| 29-Feb-20 | \$132,565.35 | \$4,674.10 | \$48,352.17 | \$4,635.75 | \$0.00 | \$190,227.37 |

The unrestricted fund balance is \$126,924.17.

Jim Wietecha presented the treasurer's report for March.

| Month Ending | General Fund | Canal Weed Control | Canal Maint. | Snow Removal | CD | Total |
|--------------|--------------|--------------------|--------------|--------------|--------|--------------|
| 31-Mar-20 | \$132,885.96 | \$6,844.10 | \$48,507.17 | \$5,255.75 | \$0.00 | \$193,492.98 |

The unrestricted fund balance is \$136,946.87.

Jim Wietecha presented the treasurer's report for April.

| Month Ending | General Fund | Canal Weed Control | Canal Maint. | Snow Removal | CD | Total |
|--------------|--------------|--------------------|--------------|--------------|--------|--------------|
| 30-Apr-20 | \$132,929.54 | \$7,509.10 | \$48,554.67 | \$4,195.75 | \$0.00 | \$193,189.06 |

The unrestricted fund balance is \$140,258.55.

Jim Wietecha presented the treasurer's report for May.

| Month Ending | General Fund | Canal Weed Control | Canal Maint. | Snow Removal | CD | Total |
|--------------|--------------|--------------------|--------------|--------------|--------|--------------|
| 31-May-20 | \$134,101.65 | \$7,999.10 | \$48,589.67 | \$4,335.75 | \$0.00 | \$195,026.17 |

The unrestricted fund balance is \$142,936.85.

Jim Wietecha presented the treasurer's report for June.

| Month Ending | General Fund | Canal Weed Control | Canal Maint. | Snow Removal | CD | Total |
|--------------|--------------|--------------------|--------------|--------------|--------|--------------|
| 30-Jun-20 | \$123,968.04 | \$8,069.10 | \$48,594.67 | \$4,355.75 | \$0.00 | \$184,987.56 |

The unrestricted fund balance is \$143,417.21.

Jim Wietecha presented the treasurer's report for July.

| Month Ending | General Fund | Canal Weed Control | Canal Maint. | Snow Removal | CD | Total |
|--------------|--------------|--------------------|--------------|--------------|--------|--------------|
| 31-Jul-20 | \$123,931.12 | \$8,119.10 | \$48,594.67 | \$4,355.75 | \$0.00 | \$185,000.64 |

The unrestricted fund balance is \$143,554.40.

Mark Ososki made a motion to accept the February through July treasurer's reports. Karl Bobcean seconded the motion, and it carried, unanimously. Noted in the July report, 2020 dues and assessments for all 271 lots have been paid.

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Jim Wietecha reported that he has prepared a recommended 2021 budget. Proposed dues and assessments are as follows.

| FUND | 2020 Approved | 2021 Proposed |
|-------------------|--------------------------|--------------------------|
| General | \$220.00 | \$90.00 |
| Weed Maintenance | 70.00 | 70.00 |
| Canal Maintenance | 5.00 | 0.00 |
| Snow Maintenance | 20.00 | 20.00 |
| Total | \$315.00 | \$180.00 |

Mark Wright made a motion to authorize \$20.00 for corporation filing. Scott Rheeder seconded the motion, and it carried, unanimously.

Jim Wietecha stated that the annual audit is due. A committee composed of Jim Wietecha, Kevin Paton, Mark Wright, and Mark Deldin will meet to complete an internal audit.

RECORD RETENTION/WEB REPORT

Mark Ososki stated that everything is up to date.

CORRESPONDING SECRETARY'S REPORT

Jessica Swanson, the corresponding secretary was unable to attend the meeting.

Because of the pandemic, James Faircloth described a proposed procedure for the election of board members by a drive-through process. If the pandemic persists, the procedure could also be used to approve the proposed 2021 dues and assessments, which normally occurs at the November general membership meeting.

SOCIAL MEDIA

There was nothing to report.

CANAL COMMITTEE

Mark Wright asked if anyone had noted any incidence of ineffective canal weed control. Mark will notify the contractor where spot weed control is needed.

Mark Wright asked for help taking canal water samples for analysis. There were several volunteers.

MAINTENANCE COMMITTEE

Scott Hall reported that the 2020 lawn contract is in effect.

Kevin Kollmorgen suggested that someone else take over the snow removal supervision, since he no longer spends his winters in Michigan. Scott Hall volunteered to take over for Kevin.

Doug Pollum reported that there are a few corrections that the electricians need to make to the catch basin pump installations, following which he will submit the electrical contractor's invoice for payment.

Doug Pollum stated that the muni-balls all need a check of the inflation pressures, since this hasn't been done since the fall of 2019.

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Discussion took place on flood prevention at the Canal 2 and 3 San Juan crossovers and at the Bayhaven entrance crossover. A committee consisting of Al Reijmer, Paul Kurtz, and Mark Wright will address this.

BUILDING COMMITTEE

Mark Ososki reported that the homeowner at 41237 Windmill continues to make excuses as to why he has not complied with the agreement to apply masonry to the chimney as shown on the approved house plans. Following discussion, Mark Wright moved that if the existing agreement has not been signed, that we require completion by May 31, 2021. Additionally, should the house be listed for sale at any time, we will put a lien on the property until the violation has been corrected. Paul Kurtz seconded the motion, and it carried, unanimously.

DEED RESTRICTION REVIEW COMMITTEE

Al Reijmer noted that he has seen various watercraft throwing sizable wakes on canal 1.

Jan Drapeau presented the following violations of the deed restrictions and action taken.

- 41501 Bayhaven – Motorhome in driveway – Removed – No letter sent.
- 41364 Bayhaven – Motorhome in driveway – Moved, but still not in a side yard – Letter sent.
- 31815 North River Rd. – Boat extending into canal – Letter sent. – Corrected.
- North River Rd. – Vacant Lot 269 – Boat extending into canal – Corrected – No letter sent.
- 41221 Bayhaven – Shed violation – Letter sent – Corrected.
- 41432 Clairpointe – Bow extending into canal – Corrected – No letter sent.
- 31200 San Juan – Fence exceeding 4-ft. – Letter sent.
- 41206 Clairpointe – Shed violation – Letter sent.

CIVIC AFFAIRS

There was nothing new to report.

WELCOMING COMMITTEE

Diane Carlson requested information of any new residents.

EVENTS COMMITTEE

Diane Carlson asked for a volunteer(s) to plan the 2021 No Winter Blues event.

NOMINATING COMMITTEE

James Faircloth reported that Jessica Swanson has received applications from all eight board members who are up for reelection.

OLD BUSINESS

Mark Ososki presented a report tallying email voting on eight issues that have arisen during the period since the March 3rd meeting. Mark's report appears as an attachment to these minutes. Regarding Doug Pollum's motion number 1, treasurer, Jim Wietecha has not issued the \$150 check to Mark Ososki, citing a state rule requiring liability insurance for any contractor providing a service to a non-profit organization, the penalty being the loss of non-profit status.

NEW BUSINESS

Because the first Monday in September falls on the Labor Day holiday, the September board meeting will be held on Monday, September 14th.

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DISCUSSION

No further items of discussion were raised.

ADJOURNMENT

A motion to adjourn was made by Paul Kurtz. Jim Wietecha seconded the motion, and it carried by a unanimous voice vote. The meeting was adjourned at 8:01p.m.

Respectfully submitted,
Phil DeVergilio
Recording Secretary