

**VENICE SHORES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
05-October-2020**

CALL TO ORDER

The meeting was called to order by President James Faircloth at 6:06 pm at the Venice Shores Common Area

ROLL CALL

Phil DeVergilio called roll of the board members. As indicated below, there were 19 members in attendance.

Term Beginning 2020		Term Beginning 2016		Term Beginning 2018	
P	Bane, Tom	P	Deldin, Mark	P	Bobcean, Karl
E	Carlson, Diane	P	DeVergilio, Phil	A	Kandt, Ken
E	Hall, Scott	P	Drapeau, Jan	P	Kurtz, Paul
P	Kollmorgen, Kevin	P	Faircloth, James	P	Oravec, Wendy
P	McDougal, Doug	P	Aldrich, Dave	P	Ososki, Mark
P	Rheeder, Scott	P	Paton, Kevin	P	Piltz, Bob
E	Swanson, Jessica	P	Reijmer, Al	P	Pollum, Doug
P	Wright, Mark	E	Willard, Mike	P	Wietecha, Jim

AGENDA

It was requested by Phil DeVergilio that approval of the August meeting minutes, and committee assignments be added to the agenda. Jim Wietecha made a motion to approve the agenda as amended. Paul Kurtz seconded the motion, and it carried, unanimously.

MINUTES

Jim Wietecha made a motion to receive and file the August 10th minutes. Kevin Kollmorgen seconded the motion, and it carried, unanimously.

Jim Wietecha made a motion to receive and file the September 14th minutes. Paul Kurtz seconded the motion and it carried, unanimously.

PRESIDENT’S REPORT

President James Faircloth advised the board that a fence height violation at 31200 San Juan is being contested, the homeowner having engaged a lawyer. Consequently, the VSPOA has turned the violation over to our attorney. Currently, our attorney is waiting for the homeowner’s attorney to research past cases involving similar conflicts. The homeowner’s contention is that it is not a fence but a privacy barrier.

TREASURER’S REPORT

Jim Wietecha presented the treasurer’s report for September 30, 2020.

Date	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
30-Sep-20	\$122,586.15	\$8,319.10	\$48,594.67	\$4,355.75	\$0.00	\$183,855.67

The unrestricted fund balance is \$144,015.21.

A motion to receive and file the May Treasurer’s report was made by Doug Pollum. Scott Rheeder seconded the motion, and it carried, unanimously.

Jim Wietecha reported that the audit committee has yet to meet.

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A discussion on the proposed 2021 budget took place. Following the discussion, Paul Kurtz made a motion to present the following to the general membership for approval at the November meeting. Dues (General Fund) to be reduced from \$220.00 to \$90.00; Canal Weed Control Assessment to remain at \$70.00; Canal Maintenance Assessment to be reduced from \$5 to \$0.00; and Snow Removal Assessment to remain at \$20.00, for a total of \$180.00 for dues and assessments. Landscaping costs at the newly repaired crossovers to be covered by the General Fund. Mark Ososki seconded the motion, and it carried by a roll call vote of 12 to 6, President James Faircloth abstaining.

RECORD RETENTION/WEB REPORT

Mark Ososki reported that the September election results have been posted on the web site.

Wendy Oravec has given Mark Ososki a large box of VSPOA historical records for archiving. The records include meeting minutes, newsletters and mailing lists from the 1950's, 1960's and 1970's that had been stored since Wendy's mother, Valerie Marshall, served on the VSPOA board many years ago.

CORRESPONDING SECRETARY'S REPORT

The corresponding secretary was unable to attend.

The general membership meeting will be held on November 9th. Tom Bane will check on the availability of the Harrison Township Board Room for the meeting. The general membership will deliver their ballots for 2021 dues and assessments outdoors. Following the vote, board members will meet in the board room.

BUILDING COMMITTEE

Mark Ososki reported that he has received several inquiries from board members regarding the garage being constructed at the north end of Bayhaven. The concern is that the restriction limiting only one building per lot will be violated. Mark responded that the plans call for the existing house and the new garage to be attached to one another. Mark will contact the property owner to ascertain that the approved plans will be followed.

DEED RESTRICTIONS COMMITTEE

Jan Drapeau reported that, in addition to the fence violation previously discussed, there is only one other violation outstanding.

NEW BUSINESS

Because of restrictions on the size of gatherings due to the pandemic, the 2020 election of board members was by drive-up ballot drop off. The approval of dues and assessments will be done in a similar manner in November. Considering this, a committee was formed to look at the section of the bylaws regarding voting by the general membership to determine if that section should be amended. Doug McDougal, Mark Wright, Scott Rheeder, and Mark Ososki volunteered to be on the committee.

OPEN DISCUSSION/FUTURE AGENDA ITEMS

No additional info.

ADJOURNMENT

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

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The meeting was adjourned at 6:55 pm.

Respectfully submitted,

Phil DeVergilio
Recording Secretary