

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
GENERAL MEMBERSHIP MEETING MINUTES  
November 7, 2022**

**CALL TO ORDER**

The meeting was called to order by President Mark Ososki at 7:00 pm at Bumper's Landing.

**ROLL CALL**

Doug Pollum called the roll. There were 21 board members present as indicated below

| Term Beginning 2020 |                   | Term Beginning 2022 |                  | Term Beginning 2021 |                 |
|---------------------|-------------------|---------------------|------------------|---------------------|-----------------|
| P                   | Bane, Tom         | P                   | Aldrich, David   | A                   | Couture, Rick   |
| P                   | Carlson, Diane    | P                   | Deldin, Mark     | P                   | Gleason, Shayne |
| P                   | Hall, Scott       | P                   | Pollum, Bryan    | P                   | Kurtz, Paul     |
| P                   | Kollmorgen, Kevin | P                   | Drapeau, Jan     | P                   | Oravec, Wendy   |
| P                   | Rheeder, Scott    | P                   | Faircloth, James | P                   | Ososki, Mark    |
| P                   | McKinnon, Andrew  | A                   | Paton, Kevin     | P                   | Piltz, Bob      |
| P                   | Wright, Mark      | P                   | Reijmer, Al      | P                   | Pollum, Doug    |
| P                   | Doss, Al          | E                   | Willard, Mike    | P                   | Wietecha, Jim   |

**There were residents present from a total of 37 properties that checked in.**

**PRESIDENT'S REPORT**

Mark Ososki reported on the major accomplishments of the year and also discussed future plans of landscaping the subdivision entrances. He also stated that if the water levels remain reasonably low in the spring, the pumps and plugs will be removed.

**TREASURER'S REPORT**

| Month Ending | General Fund | Canal Weed Control | Canal Maint. | Snow Removal | CD     | Total        |
|--------------|--------------|--------------------|--------------|--------------|--------|--------------|
| 10/31/2022   | \$133,710.37 | \$10,657.81        | \$42,244.67  | \$5,205.75   | \$0.00 | \$191,818.60 |

Motion to approve the Treasurer's report made by Tom Bain and seconded by Dave Aldrich. The motion passed.

**2023 Budget and Dues Proposal**

Jim Wietecha introduced the proposed budget categories and amounts. There was robust discussion over the road and snow maintenance budget items and less heated discussion on weed control and sub parties. The board proposed \$0 dues to the general fund this year in order to reduce our bank balance. A vote was taken on each budget item by secret ballot and all but the road fund were approved. The total amount of dues approved for 2023 is \$80.00

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| <b><u>Budget item</u></b> | <b><u>Amount</u></b> | <b><u>No</u></b> | <b><u>Yes</u></b> |
|---------------------------|----------------------|------------------|-------------------|
| General Fund              | \$0.00               | -                | -                 |
| Weed Maintenance          | \$48.00              | 2                | 34                |
| Canal Maintenance         | \$0.00               | -                | -                 |
| Snow Maintenance          | \$20.00              | 5                | 30                |
| Road Maintenance - FAIL   | <del>\$20.00</del>   | 20               | 16                |
| Subdivision parties       | \$12.00              | 7                | 30                |
| <b>Approved Total</b>     | <b>\$80.00</b>       |                  |                   |

Mr. Senstock accused the board of violating a deed restriction stating that we could not exceed doubling a dues item. He made a motion that we consult with our attorney to verify. The motion was seconded by Jim Wietecha. After discussion a vote was taken and the motion failed. Upon further investigation, it was found that the Board of Directors cannot double a dues item on its own, but the general membership can vote in whatever they believe makes sense. Since this dues revision was being made with the participation of the general membership, the rule does not apply.

**ADJOURNMENT**

There was a motion to adjourn by Bryan Pollum and seconded by Mike Devito. The meeting was adjourned at 7:47 PM.

Respectfully submitted,

Doug Pollum  
Recording Secretary