

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS EMERGENCY MEETING MINUTES
April 26, 2023**



CALL TO ORDER

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

ROLL CALL

Doug Pollum called the roll. There were 9 board members present as indicated below

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

AGENDA

A motion to approve the agenda was made by Jim Wietcha and seconded by Tom Bane. It passed unanimously.

PRESIDENT'S REPORT

A resident who is refusing to pay the late fee described on the dues invoice has challenged the legitimacy of the late fee, citing the by laws and deed restriction documents. Mark Ososki and Jim Wietcha discussed the dues late fee with our attorney and he stated that since the bylaws were not updated when the board voted to begin charging a late fee, it was not proper. The opinion of our previous attorney, who said we were allowed to charge a "late fee assessment" was completely erroneous. The board is allowed to make an assessment (up to 2 times the dues) as long as it applies equally to all residents. A late fee is not applied equally and therefore is an improper assessment. This meeting was called to decide how to handle late fees, both collected and still due.

There was extensive discussion to understand the problem and about whether to refund dues from 2023 or to go back to 2012 when they were first instituted.

A motion was made by Mark Deldin to hold in abeyance and return all late fees collected since 2012. It was seconded by Jim Wietcha. The motion passed unanimously.

A brief announcement will be made at the annual meeting in May. Mr. Wietcha has records of all fees collected and will begin processing the refunds shortly.

ADJOURNMENT

There was a motion to adjourn by Mark Deldin and seconded by Jim Wietcha. The meeting was adjourned at 7:25 PM.

Respectfully submitted,

Doug Pollum - Recording Secretary