

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
05-June-2023**

CALL TO ORDER

The meeting was called to order by President Mark Ososki at 7:01pm at the Common Area on Windmill, Mark Wright's driveway in Venice Shores Subdivision.

ROLL CALL

Wendy Oravec called roll of the board members. As indicated below, there were 17 members in attendance at the time of roll call. Two additional members arrived later, as noted below.

*Paul Kurtz arrived at 7:20 pm, and Kevin Paton arrived at 7:25 pm.

Term Beginning 2023		Term Beginning 2022		Term Beginning 2021	
P	Bane, Tom	P	Aldrich, Dave	P	Couture, Rick
P	Carlson, Diane	E	Deldin, Mark	P	Gleason, Shayne
P	Doss, Al	P	Drapeau, Jan	A	Kurtz, Paul*
P	Hall, Scott	A	Faircloth, James	P	Oravec, Wendy
P	Kollmorgen, Kevin	E	Paton, Kevin*	P	Ososki, Mark
A	McKinnon, Andrew	E	Pollum, Bryan	E	Piltz, Bob
P	Rheeder, Scott	P	Reijmer, Al	P	Pollum, Doug
P	Wright, Mark	P	Willard, Mike	P	Wietecha, Jim

AGENDA APPROVAL

Jim Wietecha made a motion to accept the agenda as presented. Doug Pollum seconded the motion, and it carried, unanimously.

MINUTES

Mark Wright made a motion to receive and file the May 2023 minutes as presented. Jim Wietecha seconded the motion, and it carried, unanimously.

PRESIDENT'S REPORT

President Mark Ososki stated that he has received a number of emails from a disgruntled resident, the same person who has previously contacted the board about a number of issues, including his dissatisfaction with the assessment of late fees on dues. Mark has not responded to any of these recent emails.

TREASURER'S REPORT

Jim Wietecha provided the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	Parties	Total
5/31/2023	\$110,659.72	\$4,794.52	\$42,244.67	\$4,925.75	\$1,926.40	\$164,551.06

A motion was made by Doug Pollum to accept the report, seconded by Mike Willard, and it carried, unanimously.

There are currently six outstanding dues payments. Attempts have been made for a response from the owner of a vacant home on North River Road (east of Clairpointe) but have been unsuccessful. Jim Wietecha would like to send the outstanding dues information to the attorney after the June 15

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deadline. A motion was made by Dave Aldrich for Jim to send the letter, seconded by Doug Pollum, and it carried, unanimously.

The finance audit is due to be done. Jim Wietecha will contact Mark Deldin.

(At this point, the first item under New Business, Starlite party store was brought for discussion because the group of residents who asked to speak had just arrived)

A group of San Juan residents was in attendance and presented concerns about recent activities at the Sunlite party store across the canal from their homes. The new owner has trimmed up the lower portions of the row of arborvitae along the seawall behind the building, leaving about a six-foot gap from the ground up. The back wall of the party store building is now clearly visible to all. This is a violation of township restrictions that require a barrier wall behind such businesses. At the time the trees were planted the township Planning Commission had agreed that the vegetation satisfied the barrier requirement. There is no cut-in well along the seawall and a No Docking sign is posted, however at least one boat has been seen pulling up and allowing one or more persons to go into the store. Photos were provided to the board for review. It was noted that the store is subject to Venice Shores' deed restrictions. New lighting has also been added. With the absence of the vegetation, bright light is now shining into adjacent homes, in violation of township ordinance.

The group has requested that a letter or complaint be filed by the board on behalf of the subdivision rather than just a few residents. Mark Ososki completed a complaint form about the vegetation and lighting that he wishes to submit to the Harrison Township Code Enforcement Officer, or directly to Township Supervisor Ken Verkest. A motion to file the complaint was made by Mark Wright and seconded by Doug Pollum. The vote was 14-3 in favor, motion carried.

(At this point the order of the agenda was resumed)

RECORD RETENTION/WEB REPORT

The backup drive is being transferred to Doug Pollum, who is the new Record Retention Secretary.

There was a short discussion about updating the email database after a few residents said they were not receiving emails. Jim Wietecha indicated that he collects emails on the annual dues payment slips but does not do anything with them.

CORRESPONDING SECRETARY'S REPORT

There was nothing new to report.

SOCIAL MEDIA

There was nothing new to report.

CANAL COMMITTEE

Mark Wright reported that the first weed control treatment of the season was recently done.

MAINTENANCE COMMITTEE

Doug Pollum stated that there was nothing new to report from the high water committee.

The issue with the exposed electrical line at the new house on Windmill remains ongoing.

There are approximately 4 leftover hay bales still in place around the subdivision, with nearby residents physically unable to lift them into compost bins for pickup. Volunteers were requested to assist. Mark Wright and Mark Ososki offered to help.

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There was discussion regarding the new landscaping at the Bayhaven and Clairpointe entrances. Some sprinkler heads and pipes needed repairs. A hole was found where one sprinkler head was located and needs to be filled in and dirt added before new plants can be put in. The landscape company will be asked to contact Mark Ososki when they do additional cleanup or weeding, and also to let Mark know if they come out and determine that no work needs to be done.

BUILDING COMMITTEE

Plans for work at 31400 San Juan have been reviewed and signed off. We will now be placing stickers on plans with a disclaimer stating that the homeowner is ultimately responsible for meeting the requirements.

Remodeling at 41366 Clairpointe has been approved with changes made that meet requirements.

DEED RESTRICTION REVIEW COMMITTEE

Jan Drapeau indicated there was nothing new to report. She requested that a new committee chair be appointed. She will remain on the committee but cannot continue as chair due to other personal commitments.

CIVIC AFFAIRS

No report. There was a short discussion about a requirement that dogs be on leashes when being walked. This is a township issue, and not applicable to the board.

WELCOMING COMMITTEE

No activity at this time, however the house next to Mark Wright has been sold, as has the house near the end of Bayhaven on Canal 4.

EVENTS COMMITTEE

Chairperson Kevin Paton asked about the amount in the budget. \$1926 is available for remaining events planned this year. A poker run is being proposed to take the place of the dinghy parade in July. There was discussion about a date and July 15 was agreed upon. Volunteers are needed for possibly five stops- contact Kevin if interested. Only small boats or dinghies because docking space will be limited at most stops. A fall picnic will also be planned, date yet to be determined.

NOMINATING COMMITTEE

Chairperson James Faircloth was not in attendance.

OLD BUSINESS

Committee to update deed restrictions- nothing to report. There was a short discussion about possible reinstatement of late fees for dues, but it was decided to wait until new deed restrictions are drafted, when requirements will be tightened up.

Mark Ososki indicated that feedback has been positive about the new canal marker signs that were recently installed.

NEW BUSINESS

There was a discussion about damage that has been occurring to areas of the newly paved streets by GFL garbage trucks and other large trucks with heavy loads. Holes have been made in cul-de-sacs by trucks attempting to turn around. There is concern that patching will lead to potholes or other problems. Diane Carlson called the township but there is nothing they can do. We cannot post signs because the streets are public streets.

Mark Ososki passed around the list of committee assignments and asked board members to make changes as needed.

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ADJOURNMENT

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

The meeting was adjourned at 8:20 pm.

Respectfully submitted,
Wendy Oravec
Recording Secretary