

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
07-August-2023**

**CALL TO ORDER**

The meeting was called to order by President Mark Ososki at 7:00 pm at the Common Area on Windmill Street in Venice Shores Subdivision.

**ROLL CALL**

Wendy Oravec called roll of the board members. As indicated below, there were 15 members in attendance at the time of roll call. One additional member arrived later, as noted below.

\*Scott Hall arrived at 7:02 pm.

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

**AGENDA APPROVAL**

Mark Ososki acknowledged a group of residents in attendance and asked that the agenda be modified to move the discussion of their concerns up to the top so that they did not have to wait until the end of the meeting to speak. Kevin Paton made a motion to accept the agenda, Jim Wietecha seconded the motion, and it carried, unanimously.

**MINUTES**

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

**PRESIDENT'S REPORT**

President Mark Ososki reported on some concerns that are currently being investigated. There have been complaints about the presence of trees in Canal 5, and complaints about RV's and boats being stored on Lots 1 and 2.

(At this point, the second item under New Business, Starlite party store was brought for discussion)

Mark provided a brief update on the situation with the party store. In response to the complaints filed by a number of residents with the township, Kyle Kallek (township code enforcement officer) visited the site to check for code violations. He found that some violations had been fixed, but some remain outstanding. For reasons not clear, the township admits that code violations have occurred but is reluctant to enforce them. VSPOA wants the township to enforce the Code. The residents present asked that another letter be sent. Code requires a six-foot cinder block wall or a green belt behind the building. In about 1984 the zoning board agreed to a solid row of arborvitae as a green belt. Trimming the bases of the entire row has negated the green belt. New lights installed on the party store sign are shining into nearby residents' homes and have been described as blinding to drivers on North River Road. On July 4<sup>th</sup> boats were observed shuttling people from the store to the MacRay marina. According to Mark Ososki, zoning of the site is residential, and

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**07-August-2023**

the store is a nonconforming business. If the owner changes anything he may be shut down. Mark Deldin encouraged everyone to send letters to the township officers, noting that all are up for reelection next year. Lauren, one of the residents present, has kept a log of all her communications with the township and will use the information to draft an email letter to all of the township trustees. She will also write a note asking Venice Shores residents to individually file complaints. Mark will send the note out using the official email list. Jim Wietecha made a motion, seconded by Doug Pollum to have the emails sent and it carried, unanimously.

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

**TREASURER'S REPORT**

Jim Wietecha provided the expenses and financial update:

<b>Month Ending</b>	<b>General Fund</b>	<b>Canal Weed Control</b>	<b>Canal Maint.</b>	<b>Snow Removal</b>	<b>Parties</b>	<b>Total</b>
6/30/2023	\$109,357.53	\$5,328.52	\$42,094.67	\$5,085.75	\$2,022.40	\$163,888.87
7/31/2023	\$108,593.45	\$5,376.52	\$42,094.67	\$5,105.75	\$2,034.40	\$163,204.79

A motion was made by Paul Kurtz to accept the June report, seconded by Jan Drapeau, and it carried, unanimously. A motion was made by Doug Pollum to accept the July report, seconded by Paul Kurtz, and it carried, unanimously.

All remaining outstanding dues payments have now been paid. The vacant home on North River Road (east of Clairpointe) has changed hands and is now current on dues. The home next door to the vacant home on North River also paid up following a visit from Mark Ososki and Jim Wietecha. Although the homeowner provided a check, the visit was confrontational.

The finance audit is still due to be done. Jim Wietecha noted that Mark Deldin had agreed to assist, as well as one other board member. Jim did not recall who it was but stated that he would check.

**RECORD RETENTION/WEB REPORT**

There was nothing new to report.

**CORRESPONDING SECRETARY'S REPORT**

There was nothing new to report.

**SOCIAL MEDIA**

There was nothing new to report.

**CANAL COMMITTEE**

Mark Wright reported that there have been complaints about weeds and lily pads. He will talk to the weed control company. The mild winter and lack of ice on the canals may be factors in the increased weeds this year. There is some question about whether lily pads are a protected species that cannot be treated.

**MAINTENANCE COMMITTEE**

Doug Pollum stated that there was nothing new to report from the high water committee. It was noted, however, that water levels in the canals have risen several inches recently due to increased rainfall.

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**07-August-2023**

The exposed electrical line at the new house on Windmill has been buried by the homeowner. It is not known if the line was replaced or repaired before it was buried. The line could be repaired by an electrician if there is concern about it. Doug requested approval of up to \$500 to cover the cost. A motion was made by Dave Aldrich to approve the expense, seconded by Kevin Paton, and it carried, unanimously.

There was discussion regarding the landscaping at the Bayhaven and Clairpointe entrances. Scott Hall has spoken to the landscape company. Weed treatment will be provided at no charge on the grass areas only, so as not to harm the flowers and other plantings. It was noted how nice the entrances look now.

**BUILDING COMMITTEE**

Mark Ososki provided an update on the plans for the new home on Gloca Mora, Lot 255. The builder is the same one who did the Davis home on Windmill. There were issues with the non-brick percentage, which at one point was calculated at 34%. Modifications were made to the plans; the amount was brought down to 25% and signoffs are now complete.

**DEED RESTRICTION REVIEW COMMITTEE**

Jan Drapeau indicated that a new committee chair is still needed. She has done a tour and the only issue of note is that a fence near the end of Clairpointe (next to the former Jantz home) is too high. There was discussion about the committee chair role. Dave Aldrich was asked and agreed to take it on.

**CIVIC AFFAIRS**

No report.

**WELCOMING COMMITTEE**

Diane Carlson reported that as of the end of July, there are eight new families in the subdivision. One family is moving from the corner of Gloca Mora and San Juan to a home on the western end of San Juan near Kevin Paton.

**EVENTS COMMITTEE**

Chairperson Kevin Paton provided an update on plans for the picnic. He spoke to Stahl's Catering and got a quote of \$2600 for tables, tent and food for 100 people. A bounce house, games and Porta John are still needed, for an estimated cost of about \$500. This exceeds the amount left in the budget. There was discussion about whether extra funds can be requested. There is a tax regulation that limits the amount of dues money that can be used for outside events, and allocating additional funds at this time would exceed the allowable percentage. The idea of selling tickets to raise the additional funds was rejected. Several board members volunteered to do the cooking and just get the tables, chairs and tent from Stahl's. Kevin will check with Stahl's. Next year we will consider a higher ticket price for the adult party No Winter Blues, which would leave more funds available for the kids' summer picnic.

**NOMINATING COMMITTEE**

No report. Chairperson James Faircloth was not in attendance.

**OLD BUSINESS**

The committee to update deed restrictions needs to begin working. Jan Drapeau and Al Reijmer agreed to assist.

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**07-August-2023**

There was a discussion about the ongoing situation with the disgruntled resident. It was noted that the concern about board officer names on the Michigan LARA website has been resolved with the filing of a new form. Despite some board member conversations with the resident, his emails and text messages have continued. The association attorney has been consulted and was asked to draft a cease-and-desist letter. The letter was reviewed with the board members present. Another board member offered to speak to the resident before sending the letter. The outcome of that conversation will determine whether the letter will be sent.

Mark Ososki noted that the committee assignments list is complete and ready to post on the website.

**NEW BUSINESS**

Nothing new at this time.

**ADJOURNMENT**

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

The meeting was adjourned at 8:25 pm.

Respectfully submitted,  
Wendy Oravec  
Recording Secretary