

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
02-October-2023**

**CALL TO ORDER**

The meeting was called to order by President Mark Ososki at 7:02 pm at Bumper's Landing on North River Road in Harrison Township.

**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. Two additional members arrived later, as noted below.

\*Doug Pollum arrived at 7:15 pm and Andrew McKinnon arrived at 7:50 pm.

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

**AGENDA APPROVAL**

Mark Ososki added the Bayhaven crossover pump to the agenda. Paul Kurtz made a motion to accept the agenda as modified. Mark Deldin seconded the motion, and it carried, unanimously.

**MINUTES**

Mark Deldin made a motion to approve the August meeting minutes. Bryan Pollum seconded the motion, and it carried, unanimously. Mark Deldin made a motion to approve the September meeting minutes. Bryan Pollum seconded the motion, and it carried, unanimously.

**PRESIDENT'S REPORT**

President Mark Ososki reported that a homeowner on Gloca Mora inquired about a boat hoist that was on the property. There was a problem with the hoist being too close to the lot line. A boat lift was suggested that would conform with the requirements.

**TREASURER'S REPORT**

Mark Ososki provided the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	Parties	Total
9/30/2023	\$105,705.39	\$5,424.52	\$42,094.67	\$5,125.75	\$2,046.40	\$160,396.73

A motion was made by Mark Wright to accept the September report, seconded by Al Reijmer, and it carried, unanimously.

2024 Budget: Mark Ososki and Mark Wright met with Jim Wietecha earlier on October 2. The committee proposes to add \$50 back into the dues amount for 2024. Additionally, weed control

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would be \$75, snow removal \$0, canal maintenance \$0, parties \$12, for a total of \$137. Even with the increase the total fund balance would be reduced, which is a goal for next year. Mark Deldin made a motion to accept the Treasurer's recommendations and submit for vote at the November General Membership Meeting. Jan Drapeau seconded the motion, and it carried, unanimously.

Finance audit is still pending. Mark Wright and Kevin Paton volunteered to perform the review.

**RECORD RETENTION/WEB REPORT**

Files are archived and up to date.

**CORRESPONDING SECRETARY'S REPORT**

Shayne Gleason noted that he needs any information to be included in the Fall newsletter as soon as possible. The newsletter needs to be mailed early enough so that it is received at least ten days before the General Membership Meeting, which will be on November 6.

**SOCIAL MEDIA**

There was nothing new to report.

**CANAL COMMITTEE**

There was nothing new to report.

**MAINTENANCE COMMITTEE**

Doug Pollum reported that the broken underground wire between the Davis/Greenfield homes has been reconnected and two faulty GFI's were replaced. Cost was believed to be about \$550.

There was a discussion about the orange barrel at the Bayhaven entrance. There is a pump there so the barrel needs to remain in place. The pump belongs to the township. We are providing the power to run the pump. There is an issue with the catch basin that drains the area along North River Road. We want to bury the pipe and seal the lid on the catch basin so that it is not a hazard. It is unclear what we can do. Doug agreed to call the township to see what can be done to clean up the area. Water levels are the same now as they were at this time last year.

The landscaping company will remove annuals planted at the entrances.

**BUILDING COMMITTEE**

Mark Ososki stated that no new drawings have been submitted. The new home on Gloca Mora has been started. The builder is Vista Homes.

**DEED RESTRICTION REVIEW COMMITTEE**

There was a discussion about the screen alongside the former Jantz home on Clairpointe. There is still some confusion about the difference between a fence and a screen. A motion was made by Mark Deldin, seconded by Paul Kurtz, to ask our attorney to provide legal definitions of a fence and a screen. The motion carried, unanimously.

There was a discussion about additional deed restriction violations around the subdivision, long-standing, such as boathouses and sheds. A decision is needed on how to handle these old violations going forward, especially in situations where the original violation occurred while the home was previously owned and enforcement might be problematic.

**CIVIC AFFAIRS**

No report.

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**WELCOMING COMMITTEE**

Diane Carlson is currently up to date but asked for the name of the new resident in the former Velger home on Clairpointe.

**EVENTS COMMITTEE**

Shane Gleason and Kevin Paton provided an update on plans for the picnic this Saturday, October 7 from 2 pm to 5 pm. Signs are out at the subdivision entrances and an announcement went out on the Facebook page. There will be burgers and hot dogs, salads and desserts. A bounce house will be available for the kids, plus games. BYOB, but no need to bring chairs.

The No Winter Blues Party is being planned, possibly to be held at Huron Pointe Yacht Club again. Ticket prices will be higher, so as to save budgeted funds for the 2024 summer/fall picnic.

**NOMINATING COMMITTEE**

No report.

**OLD BUSINESS**

Mark Ososki noted that work on the deed restriction update needs to begin as soon as possible. Al Reijmer, Jan Drapeau, Mark Wright, Mark Ososki and Mark Deldin agreed to begin reviewing the notes provided by our attorney following his review of the existing deed restrictions. The Board will do a final review of the committee's recommendations before sending the information back to the attorney. Resident approval of the updated deed restrictions will not require an all-or-nothing vote. Specific portions can be vetoed. Fifty one percent approval will be needed, which is about 137 homes.

Mark Ososki gave an update on the party store situation. Lauren, one of the San Juan residents across the canal from the party store has been working with the store owner directly and has made some progress.

**NEW BUSINESS**

Pump at Bayhaven crossover: see discussion under Maintenance Committee heading.

**ADJOURNMENT**

A motion to adjourn was made by Dave Aldrich. Mark Wright seconded the motion, and it carried, unanimously.

The meeting was adjourned at 8:03 pm.

Respectfully submitted,  
Wendy Oravec  
Recording Secretary