

VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
04-December-2023

CALL TO ORDER

The meeting was called to order by President Mark Ososki at 7:00 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 18 members in attendance at the time of roll call.

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

AGENDA APPROVAL

Mark Ososki amended the agenda to include approval of October's meeting minutes. Mark Wright made a motion to accept the agenda as amended. Paul Kurtz seconded the motion, and it carried, unanimously.

APPROVAL OF MINUTES

Mark Deldin made a motion to approve the October meeting minutes. Jim Wietecha seconded the motion, and it carried, unanimously. Doug Pollum made a motion to approve the November meeting minutes. Mark Deldin seconded the motion, and it carried, unanimously.

PRESIDENT'S REPORT

President Mark Ososki reported that there is a deed restriction concern to discuss. A shed violation has been noted and the residents of the property were in attendance at the meeting. The deed restriction committee portion of the meeting will be moved up on the agenda to follow the Treasurer's report.

TREASURER'S REPORT

Jim Wietecha provided the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	Parties	Total
11/30/2023	\$102,302.55	\$5,424.52	\$42,094.67	\$2,250.75	(\$168.29)	\$151,904.20

A motion was made by James Faircloth to accept the November report, seconded by Mark Wright, and it carried, unanimously.

2024 Budget: Dues bills will be mailed in early February. Late fee wording has been removed. There was brief discussion about post office mail forwarding issues that have occurred in the past.

VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
04-December-2023

Mark Ososki spoke briefly about a new legal requirement coming in 2024. The attorney's office sent a letter with information about this new federal reporting requirement under the Corporate Transparency Act. There are strong penalties for failure to file timely. For a fee of \$500, the law firm will collect the required information and submit the report via an online portal. Mark Wright made a motion to have the attorney do the initial filing. There was discussion about when the filing should be done, since the board composition may change after the May election. Time is needed for board members to read up on the matter. Mark Wright withdrew the motion, and a new motion was made by Doug Pollum to table the question until the next meeting so board members can review information on the Act. Bryan Pollum seconded the motion, and it carried, unanimously.

DEED RESTRICTION REVIEW COMMITTEE

There was discussion about a shed violation at 41215 Gloca Mora (Lot #207). The first letter informing the residents of the violation was sent on 11/14/2023. The residents have until 12/11/2023 to correct the violation. If it is not corrected, our process directs that a second letter is to be sent, with a copy to our attorney authorizing the attorney to file suit. There was further discussion between the residents and members of the board explaining the deed restrictions and their history, and the upcoming effort to update the restrictions to provide more clarity on the issue of sheds. Mark Deldin made a motion to move ahead with our process and send the second letter if the violation is not corrected by December 11th. Jan Drapeau seconded the motion. A vote was taken, with seventeen in favor and one opposed, motion carried.

RECORD RETENTION/WEB REPORT

Doug Pollum reported that the hard drive is now up to date.

CORRESPONDING SECRETARY REPORT

There was nothing new to report.

SOCIAL MEDIA COMMITTEE REPORT

There was nothing to report.

CANAL COMMITTEE REPORT

There was nothing new to report.

MAINTENANCE COMMITTEE REPORT

Mark Ososki noted that water levels are currently one inch lower than this time last year.

Scott Hall reported that the snow removal contract has been signed and the first installment has been paid. The sprinkler pumps have been winterized.

Doug Pollum reported that there is no update about the county pump on Bayhaven. The pump could be removed now, but there is a plug on the canal side belonging to the county that needs to come out so North River Road can drain. The pipe is owned by the township. Elizabeth Kandt offered to contact the township to find out what can be done.

Quotes are being sought for landscape maintenance next year. We will consider discussing enhanced services with the current contractor. James Faircloth agreed to follow up.

VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
04-December-2023

BUILDING COMMITTEE REPORT

There was nothing new to report. Mark Ososki noted that there are two homes under construction, one on San Juan and another on Gloca Mora.

CIVIC AFFAIRS COMMITTEE

There was nothing new to report.

WELCOMING COMMITTEE REPORT

There are two homes on North River that are currently vacant. Diane Carlson is asking for any information that may be available on potential new residents. One of the homes is owned by Mike Rice, but he is currently in assisted living. His son has been taking care of things at the house since Mike left.

EVENTS COMMITTEE

Tentative date for the No Winter Blues party is still February 10, 2024 at Huron Pointe Yacht Club. Stahl's may do the catering again. Ticket prices will likely be higher this time in order to leave funds in the budget for the kids' summer party.

NOMINATING COMMITTEE

There was nothing new to report. James Faircloth polled the board members with terms ending in 2024 to see how many will consider reelection and will follow up at the next meeting.

OLD BUSINESS

The committee to update the deed restrictions will begin working in early to mid-January, following the holidays. Mark Ososki will contact the committee members. Goal is to have a first draft from the attorney by March or April.

NEW BUSINESS

Mark Ososki noted that the January board meeting will be cancelled.

Mark Deldin asked that the board extend deepest condolences to the Cavill family, following the loss of Phil Cavill on November 9th.

ADJOURNMENT

A motion to adjourn was made by James Faircloth. Bryan Pollum seconded the motion, and it carried, unanimously.

The meeting was adjourned at 7:52 pm.

Respectfully submitted,
Wendy Oravec
Recording Secretary