

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
05-February-2024**

**CALL TO ORDER**

The meeting was called to order by President Mark Ososki at 7:03pm 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 19 members in attendance at the time of roll call. Two additional members arrived later, as noted below.

\*Dave Aldrich arrived at 7:18 pm and Kevin Paton arrived at 7:28 pm.

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

**AGENDA APPROVAL**

Jim Wietecha made a motion to approve the agenda. Mark Deldin seconded the motion, and it carried, unanimously.

**MINUTES**

Jim Wietecha made a motion to receive and file the December 2023 minutes as distributed. James Faircloth seconded the motion, and it carried, unanimously.

**PRESIDENT’S REPORT**

President Mark Ososki reported that there was a concern about a boat being bubbled behind a home on San Juan. The area around the boat was not properly marked. The resident was informed about the requirements per township ordinance, and the issue was promptly resolved.

**TREASURER’S REPORT**

Jim Wietecha provided the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
12/31/2023	\$101,604.84	\$5,424.52	\$42,094.67	\$2,250.75	(\$168.29)	\$151,206.49
1/31/2024	\$ 99,611.25	\$5,574.52	\$42,094.67	\$2,250.75	(\$2,896.59)	\$146,634.60

A motion was made by Doug Pollum to accept the December report, seconded by Diane Carlson, and it carried, unanimously. A motion was made by Mark Deldin to accept the January report, seconded by Mark Wright, and it carried, unanimously.

2024 Annual Dues notices were mailed out at the end of last week, and a few payments have already been received.

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**05-February-2024**

There was a short discussion about the reporting requirement under the new Corporate Transparency Act that must be done by the end of 2024. Additional time is needed to review information, so a motion was made by Mark Wright to table the issue until the March meeting. Jim Wietecha seconded the motion, and it carried, unanimously.

Jim Wietecha spoke briefly about the need to update the authorized directors on our bank accounts. Names to be added are President Mark Ososki, Vice President Mark Wright and Treasurer James Wietecha. A motion to authorize the changes was made by Doug Pollum, seconded by Bryan Pollum, and it carried, unanimously.

Jim Wietecha then spoke about moving our accounts from the current credit union to Huntington National Bank. Huntington is offering a much better interest rate than the credit union, as well as the possibility of additional investment opportunities and a more convenient branch location. A motion to move to Huntington National Bank was made by Bryan Pollum, seconded by Mark Wright, and it carried, unanimously.

**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 the total cost this year for The Pond Guy has increased about \$200, for a total of \$18,030. A motion to approve the expense was made by Mark Deldin, seconded by Andrew McKinnon, and it carried, unanimously.

Mark also reported that the first invoice from The Pond Guy recently came. It included a charge of \$758 for treatment of Phragmites, which has been a three-year course of treatment. There was discussion about whether to pause for now and see if additional treatments will be needed. If the Phragmites re-emerges we can call and ask that treatments be resumed. Doug Pollum made a motion to hold off on the treatment as discussed, Jim Wietecha seconded the motion, and it carried, unanimously.

**MAINTENANCE COMMITTEE**

Doug Pollum reported that a pump that had failed last summer but not replaced yet, was replaced today. The water levels are still high enough that we needed this pump operational. Also, repairs were made to the pump at the southwest end of Bayhaven. Diane Carlson announced that the Bayhaven pump has been fixed, and the pipe is gone. Thanks to all who assisted in this effort. Doug Pollum noted that the culverts that run between houses to carry water to the canals are failing due to age. He suggested that if the Road Commission puts gravel in the spaces with the failed culverts water will continue to drain, although slower. Other options were discussed, including lining the pipes with sleeves. Doug suggested contacting the Road Commission and asking for a meeting with Brian Santos to discuss the options. Jim Wietecha made a motion to approve payment to Doug for the \$716 he spent to purchase two new pumps (which includes the pump just installed on Bayhaven). Bryan Pollum seconded the motion, and it carried,

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**05-February-2024**

unanimously. Additional hay bales are also needed to provide protection for the pumps the rest of this winter. Jim Wietecha made a motion to approve the purchase of two additional hay bales, seconded by Mark Wright, and it carried, unanimously.

**BUILDING COMMITTEE**

Mark Ososki indicated that there was nothing new to report.

**DEED RESTRICTION REVIEW COMMITTEE**

Other than the boat bubbling concern noted in the President's Report, there was nothing new to report.

**CIVIC AFFAIRS**

No report, however, it was noted that Air Force One was at Selfridge last week.

**WELCOMING COMMITTEE**

There was nothing new to report.

**EVENTS COMMITTEE**

Shayne Gleason and Kevin Paton provided an update on the No Winter Blues party this coming Saturday. So far there will be about 82 people in attendance. Stahl's has been paid and the DJ is set. Jim Wietecha is awaiting an invoice from the DJ. A text went out to the DJ, who responded that the cost will be \$100. James Faircloth made a motion to approve the expense, seconded by Jan Drapeau, and it carried, unanimously. Kevin mentioned that gift baskets or other items for prizes are still needed, and that the committee would appreciate assistance from any who wish to help set up on Saturday.

**NOMINATING COMMITTEE**

Chairperson James Faircloth reported that applications have been received from Shayne Gleason, Wendy Oravec, Mark Ososki, Elizabeth Kandt, Doug Pollum and Jim Wietecha. James is still waiting for applications from Rick Couture and Paul Kurtz.

**OLD BUSINESS**

None at this time.

**NEW BUSINESS/OPEN DISCUSSION**

Mark Ososki announced that Tom Bane has submitted his resignation, effective as of this meeting. Tom was thanked for his many years of service, and he said how much he has enjoyed his time working with the board. James Faircloth made a motion to accept the resignation, seconded by Jim Wietecha, and it carried, unanimously. Todd Stevens, another Bayhaven resident, was in attendance and was recommended to be appointed to fill the position. James Faircloth made a motion to approve the appointment, seconded by Diane Carlson, and it carried, unanimously.

Mark Ososki reported that a resident on Windmill received a complaint from a neighbor about his boat stored on the side of his house. This is a township issue not a board issue. There is nothing we can do as a homeowner's association because the deed restrictions do not address this. There was some discussion about whether the deed restrictions should reference boat storage. Mark noted that the Deed Restriction Committee will take this up when they meet.

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**05-February-2024**

Elizabeth Kandt brought up a problem occurring on Bayhaven with a neighbor who has been confrontational with anyone he feels is encroaching on his property. The issue was noted, but there is nothing we as a board can do. If anyone should feel threatened, they should be encouraged to call the sheriff.

There was discussion about the upcoming road paving project on North River between the expressway and Bridgeview, and why our end of North River is not included since the road is actually in worse shape than the portion to be paved. There are multi-jurisdictional issues with infrastructure in many areas around the county. All are encouraged to contact their elected officials to register complaints or discuss the issues.

**ADJOURNMENT**

James Faircloth made a motion to adjourn. Todd Stevens seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 8:07 pm.

Respectfully submitted,  
Wendy Oravec  
Recording Secretary