

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
GENERAL MEMBERSHIP MEETING MINUTES  
15-May-2024**

**CALL TO ORDER**

The meeting was called to order by President Mark Ososki at 7:00 pm in the board room at Rosso Hall in Harrison Township.

**ROLL CALL**

Wendy Oravec called roll of the board members. As indicated below, there were 12 members in attendance at the time of roll call. One additional board member arrived later, as noted below. Several additional residents were in attendance. VSPOA member sign-in sheets were located at the door and ballots were collected there.

\*Andrew McKinnon arrived at 7:07 pm.

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

**AGENDA APPROVAL**

Mark Wright made a motion to approve the agenda as published in the Spring 2024 newsletter. Shayne Gleason seconded the motion, and it carried, unanimously. While ballots were counted, the following business was conducted.

**GENERAL UPDATE**

President Mark Ososki called Al Reijmer to the front to present a service award to Tom Bane, who served on the board for over 30 years. Tom spoke briefly, noting how much has changed in the 50 years he has lived in Venice Shores, and how important it is to get to know your neighbors.

President Ososki mentioned a few violations that have been reported. Not all are true violations. He urged that residents talk first to their neighbors to try and resolve issues before reporting violations. Diane Carlson spoke about the difference between township ordinances and deed restriction violations, and the process for making a report to the township.

Regarding expenditures from dues collected, Mark Ososki noted that only 10% of the total assessed per lot in a given year may be spent on entertainment such as subdivision parties. For example, if dues are \$137, only \$13 is permitted to go toward parties.

Landscaping work is going to be done in the common areas. PAR Landscaping will be planting flowers at a cost of \$550. A motion to approve the expense was made by Scott Rheeder. Doug Pollum seconded the motion, and it carried, unanimously.

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**TREASURER'S REPORT**

Mark Ososki provided the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	Parties	Total
4/30/2024	\$112,433.11	\$44.52	\$42,094.67	\$2,250.75	\$3,015.41	\$159,838.46

The unrestricted fund balance is \$124,386.92

Mark noted that our accounts have been successfully moved to Huntington Bank and that they are already earning interest.

Sixteen dues payments are still unpaid. Mark reviewed the collection process as laid out in the deed restrictions. He then noted that proposed updates to the deed restrictions are now in progress. The last update was done in 1986. The Building Restrictions section needs revision to bring it up to date and make it understandable. The timeframe for making updates also needs to be revised. The current ten-year timeframe is too long. The update will be limited to these two issues only, so as to increase likelihood of obtaining approval from the residents.

**OPEN DISCUSSION/Q&A**

Doug Pollum and Mark Ososki met with the Macomb County Road Commission about the incidents of collapsing drain culverts around the subdivision. These are the drains that carry water from the roads out to the canals. The time to do repairs or replacements is when the water is low. The County will begin working as soon as feasible. They are looking at various methods.

A question was asked about flood lights on homes. Neighbors are concerned about lights being on all night. This is not a board issue, but perhaps may be a township issue. Recommend speaking with the neighbor first to try and find a solution.

**ELECTION RESULTS**

Mark Ososki presented the election results. Those elected are as follows:

Shane Gleason	Elizabeth Kandt	Paul Kurtz	Wendy Oravec
Mark Ososki	Doug Pollum	Cindy Sloat	Jim Wietecha

Cindy Sloat was welcomed as a new board member.

**ADJOURNMENT**

A motion to adjourn was made by Andrew McKinnon. Shayne Gleason seconded the motion, and it carried, unanimously.

The meeting was adjourned at 7:38 pm.

Respectfully submitted,  
Wendy Oravec  
Recording Secretary