

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
03-March-2025**

CALL TO ORDER

The meeting was called to order by President Mark Ososki at 7:01 pm at Bumper's Landing in Harrison Township.

ROLL CALL

Wendy Oravec called roll of the board members. As indicated below, there were 17 members in attendance at the time of roll call.

Term Beginning 2023		Term Beginning 2022		Term Beginning 2024	
P	Carlson, Diane	P	Aldrich, Dave	P	DeKett, Nathan
A	Doss, Al	E	Deldin, Mark	P	Gleason, Shayne
E	Hall, Scott	P	Drapeau, Jan	E	Kandt, Elizabeth
A	Kollmorgen, Kevin	A	Faircloth, James	P	Oravec, Wendy
P	McKinnon, Andrew	A	Paton, Kevin	P	Ososki, Mark
P	Rheeder, Scott	E	Pollum, Bryan	P	Pollum, Doug
P	Stevens, Todd	P	Reijmer, Al	E	Sloat, Cindy
P	Wright, Mark	P	Willard, Mike	P	Wietecha, Jim

AGENDA APPROVAL

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

MINUTES

Doug Pollum made a motion to approve the February Board Meeting Minutes. Jim Wietecha seconded the motion, and it carried, unanimously.

TREASURER'S REPORT

Jim Wietecha reviewed the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
2/28/2025	\$118,757.32	(\$3,535.48)	\$42,094.67	\$5,890.48	\$1,610.33	\$164,935.82

The February unrestricted fund balance is \$121,902.31

Mike Willard made a motion to accept the February report. Andrew McKinnon seconded the motion, and it carried, unanimously.

Mark Ososki noted that the federal Beneficial Ownership Information filing requirement is now off, and this time looks to be permanent.

PRESIDENT'S REPORT

Mark Ososki reported that questions remain about the culvert between the Couture home and Claire and Denny's home on Windmill, and whether there is an easement. The County should be contacted.

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The general subdivision email address list will be made available to another designated board member, in case the President is not available when something needs to be sent out.

RECORD RETENTION/WEB REPORT

There was nothing to report; everything is up to date.

CORRESPONDING SECRETARY'S REPORT

There was nothing to report.

SOCIAL MEDIA

There was nothing to report.

CANAL COMMITTEE

There was nothing to report.

MAINTENANCE COMMITTEE

High water committee: nothing to report. Very low water levels at present may be due to ice jams on the St. Clair River.

BUILDING COMMITTEE

There was nothing to report.

DEED RESTRICTION REVIEW COMMITTEE

The short-term rental situation on Windmill is near resolution. A settlement agreement without prejudice is being prepared. This ensures that if the short-term rental issue arises again, we may again file suit against the homeowner. A motion was made by Andrew McKinnon to have the attorney proceed with the settlement agreement, without prejudice. Doug Pollum seconded the motion, and it carried, unanimously.

CIVIC AFFAIRS

Andrew McKinnon gave an update on plans for repaving North River Road at some point in the near future. The project will be done in two phases: between the expressway and Bridgeview, and from Bridgeview east out North River Road. Updates will be provided once dates are finalized.

WELCOMING COMMITTEE

There are four new families. Two packages have been delivered so far. Shayne Gleason made a motion to pay the \$54 bill for supplies. The motion was seconded, and carried, unanimously.

EVENTS COMMITTEE

Shayne Gleason reported that No Winter Blues was cancelled due to low response. Only 31 people sent RSVP's, including just three board members. Funds saved will be used for the summer picnic. Diane Carlson offered to take the lead on next year's No Winter Blues party. There was discussion whether increased publicity beyond email and Facebook would have helped. It was noted that our signs were not available for use because they were stored in a garage where the homeowner was out of the country on vacation. Various other options for storage units were discussed.

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NOMINATING COMMITTEE

Nathan DeKett reported that he sent forms out to the board members whose terms are up for renewal. The return deadline is March 24. Nominations will close at the April board meeting.

OLD BUSINESS

Mark Ososki reported that deed restriction ballot printing costs totaled about \$2000, and that the materials are ready to be sorted and prepared for mailing. Mark Ososki asked for volunteers to help assemble the packets and stuff envelopes. Mark Deldin offered the space in his kitchen and a date was selected.

NEW BUSINESS/OPEN DISCUSSION

There was some discussion about issues with storage of subdivision property, including signs and pumps. A location is needed that will hold all of the property, and is accessible to more than one person, in case the primary person is not available at the time items are needed.

ADJOURNMENT

Doug Pollum made a motion to adjourn. Jan Drapeau seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 7:51 pm.

Respectfully submitted,
Wendy Oravec
Recording Secretary