

**VENICE SHORES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
01-June-2016**

CALL TO ORDER

The meeting was called to order by treasurer Jim Wietecha at 7:00 pm at Hunt's Academy.

ROLL CALL

Phil DeVergilio called roll of the board members. As indicated below, there were 19 members in attendance.

Term Beginning 2014		Term Beginning 2016		Term Beginning 2015	
P	Bane, Tom	P	Deldin, Mark	P	Bobcean, Karl
E	Greenfield, Mark	P	DeVergilio, Phil	P	Gabor, John
P	Hall, Scott	P	Drapeau, Jan	P	Grice, Jeff
P	Kandt, Ken	P	Faircloth, James	L	Kurtz, Paul
P	Kollmorgen, Kevin	P	Kelly, Brandon	P	Ososki, Mark
P	McDougal, Doug	P	Paton, Kevin	P	Piltz, Bob
E	Peters, Bill	P	Reijmer, Al	A	Pryjmak, Don
L	Wright, Mark	P	Willard, Mike	P	Wietecha, Jim

AGENDA APPROVAL

Jim Wietecha amended the proposed agenda to add item 4.d. May 26, 2016 Special Board Meeting - Approval of minutes; Item 10.c. Legal Counsel Review Committee update; item 11.a. was changed to Appointment of Committee Chairs and Members; and the original item 11.a., June Subdivision Review by the Restriction Enforcement Review Committee, was changed to item 11.b. Mark Deldin made a motion to accept the agenda as modified. Karl Bobcean seconded the motion, and it carried, unanimously.

Mark Wright and Paul Kurtz arrived.

MINUTES

John Gabor made a motion to receive and file the April board meeting minutes as presented. Mark Ososki seconded the motion, and it carried, unanimously.

Mark Ososki made a motion to receive and file the May 3rd general membership meeting minutes as presented. Doug McDougal seconded the motion, and it carried, unanimously.

John Gabor made a motion to receive and file the May 26th general membership meeting minutes as presented. Doug McDougal seconded the motion, and it carried, unanimously.

Karl Bobcean made a motion to receive and file the May 26th special board meeting minutes as presented. James Faircloth seconded the motion, and it carried, unanimously.

PRESIDENT'S REPORT

Jim Wietecha presented a \$150 invoice from attorney, Jim Rini, for review of e-mails and by-laws. Following discussion, John Gabor made a motion to pay the invoice. Doug McDougal seconded the motion, and it carried, unanimously.

ELECTION OF OFFICERS

Jim Wietecha called for nominations for president. Mark Ososki nominated John Gabor for the office of president. Mark Deldin seconded the motion. John Gabor accepted the nomination. Jeff Grice nominated himself for the office of president. Doug McDougal seconded the motion. By show of hands, John Gabor was elected president by a vote of 11 to 7.

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John Gabor relieved Jim Wietecha as chair of the meeting.

John Gabor called for nominations for vice president. Mark Ososki nominated James Faircloth for the office of vice president. Mark Deldin seconded the motion. James Faircloth accepted the nomination. Scott Hall nominated Jeff Grice for the office of vice president. Kevin Kollmorgen seconded the motion. Jeff Grice accepted the nomination. By a show of hands, Jeff Grice was elected vice president by a vote of 11 to 10.

John Gabor called for nominations for recording secretary. John Gabor nominated Phil DeVergilio for the office of recording secretary. Kevin Kollmorgen seconded the motion. Phil DeVergilio accepted the nomination. There were no other nominations, and Phil DeVergilio was elected by acclamation.

John Gabor called for nominations for corresponding secretary. Doug McDougal nominated Ken Kandt for the office of corresponding secretary. Jim Wietecha seconded the motion. Ken Kandt accepted the nomination. There were no other nominations, and Ken Kandt was elected by acclamation.

John Gabor called for nominations for record retention secretary. Mark Ososki volunteered to accept a nomination for record retention secretary along with his current position as web site manager. Mark Deldin nominated Mark Ososki for the office of record retention secretary. James Faircloth seconded the motion. There were no other nominations, and Mark Ososki was elected by acclamation. Kevin Paton volunteered to assist Mark Ososki with his duties.

John Gabor called for nominations for treasurer. John Gabor nominated Jim Wietecha for the office of treasurer. Doug McDougal seconded the motion. Jim Wietecha accepted the nomination. There were no other nominations, and Jim Wietecha was elected by acclamation.

TREASURER’S REPORT

Jim Wietecha presented the treasurer’s report for April 30, 2016. Account balances are as follows.

Date	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
30-Apr-16	\$88,665.49	\$3,546.07	\$36,960.56	\$2,449.75	\$61,055.16	\$192,677.03

The unrestricted fund balance is \$136,910.79. Dues & assessments have been received for 203 of the 271 lots.

A motion to receive and file the April treasurer’s report as presented was made by Mark Ososki. Karl Bobcean seconded the motion, and it carried, unanimously.

Jim Wietecha presented the treasurer’s report for May 31, 2016. Account balances are as follows.

Date	General Fund	Canal Weed Control	Canal Maint.	Snow Removal	CD	Total
31-May-16	\$89,947.78	\$5,586.07	\$38,635.56	\$2,764.75	\$61,106.50	\$198,040.66

The unrestricted fund balance is \$148,838.07.

A motion to receive and file the May treasurer’s report as presented was made by Karl Bobcean. Doug McDougal seconded the motion, and it carried, unanimously.

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Jim Wietecha presented an invoice for the \$5m liability insurance policy. The premium due is \$2,455. Mark Wright made a motion to authorize payment. Mark Deldin seconded the motion, and it carried, unanimously.

Jim Wietecha stated that the 3rd dues and assessments notice had been mailed on Friday, May 22nd to the owners of the three lots who have not yet remitted payment. Jim requested authorization to have the attorney attach liens to those properties if payment is not received by June 15th, per the Venice Shores restrictions. Mark Ososki made that motion. James Faircloth seconded the motion, and it carried, unanimously. Jim Wietecha noted that in the past, although not part of the written procedure, Jim Senstock has attempted to make personal contact with the delinquent members before June 15th. Jeff Grice volunteered to contact the delinquent members.

Kevin Kollmorgen questioned authorized signatures on the bank accounts. Jim Wietecha said that he and Jim Senstock are each authorized, and that he (Jim W.) will have Jim Senstock's name removed.

CORRESPONDING SECRETARY'S REPORT

Ken Kandt stated that he has prepared letters of appreciation for past board members who chose not to run for reelection at the May general membership meeting as well as those who did run but were not reelected.

Mark Ososki stated that, following the May 26th general membership meeting, he sent an e-mail to Bob Hoepfner, MCDR Director, regarding the decision of the VSPOA membership to accept direct replacement of the 36-in. diameter culvert under the Clairpointe entrance road at no cost to Venice Shores. In a phone conversation, Mr. Hoepfner acknowledged receipt of Mark's e-mail.

CANAL COMMITTEE

Mark Wright reported that the first canal weed treatment had taken place on May 24th.

MAINTENANCE COMMITTEE

Cutting of grass in the common areas occurred earlier today.

Tom Bane advised that the Bayhaven repaving issue will be a topic at the regular Harrison Township board meeting on June 13th.

Mark Ososki contacted the contractor regarding a start date for the replacement of the Clairpointe culvert and was told that they are currently engaged in other projects and have not yet scheduled the Clairpointe project. However, the pipe is currently in the MCDR yard, so that will not cause a further delay. Mark also discussed the Bayhaven culvert and road financing with Bob Hoepfner.

BUILDING COMMITTEE

Bob Piltz stated that there is nothing new to report.

DEED RESTRICTION ADMINISTRATION COMMITTEE

Although it was decided to discuss this later in the meeting, John Gabor stated that our procedure calls for a canal pass in June.

CIVIC AFFAIRS

MacRay Harbor has applied to the Township for a special land use to allow limited outdoor dining in what is now exclusively a vehicle parking area.

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WELCOMING COMMITTEE

Karl Bobcean reported that two new residents on Bayhaven have received welcome packets. Also, he has spoken with the new owners of Porter's house (31595 North River Rd.). Delivery of a packet at 41681 Windmill was attempted, but was left at the house when no one responded to the call.

EVENTS

Paul Kurtz requested a date for the subdivision picnic and for suggestions anyone might have regarding the event.

OLD BUSINESS

Discussion took place on the proposed restriction revisions. Due to the ever shortening period before the collection of signatures needs to be complete, James Faircloth made a motion to extend the 2016 renewal period by one year and to decrease the change interval from 10 years to 5 years. Karl Bobcean seconded the motion and it carried, there being only one nay vote.

Mark Ososki made a motion to authorize the president and at least one other board member to consult with attorney Jim Rini on the above resolution. Doug McDougal seconded the motion, and it carried, unanimously.

Mark Ososki made a motion to inquire about holding the July board meeting at Bumpers restaurant on July 13th. Paul Kurtz seconded the motion, and it carried, unanimously.

The scheduled report on legal counsel was postponed until the July board meeting, because of a lack of time. (Hunt's Academy closes at 8:30 p.m.)

NEW BUSINESS

John Gabor asked each current committee chair if he was willing to continue in that position.

Karl Bobcean agreed to remain as chair of the Welcoming Committee.

Paul Kurtz agreed to remain as chair of the Events Committee.

Bob Piltz agreed to remain as chair of the Building Committee.

John Gabor asked for volunteers to fill the remaining chair positions.

Mark Wright agreed to chair the Canal Committee.

Mark Deldin agreed to chair the Maintenance Committee.

James Faircloth agreed to chair the Restriction Enforcement Committee.

Again, because of the lack of time, committee member assignments were postponed until the July board meeting.

OPEN DISCUSSION/FUTURE AGENDA ITEMS

Laurice Kelke was given the floor. Laurie spoke of a proposed event on July 3rd to "showcase the community." It would consist of a boat decorating/parade culminating in a pot luck party at the Faircloth home. Laurie requested a maximum of \$550 for chairs, tables, tent, and disposable items. Following discussion, John Gabor made a motion to authorize up to \$500. Mark Ososki seconded the motion, and it carried, unanimously.

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ADJOURNMENT

A motion to adjourn was made by Karl Bobcean. James Faircloth seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Phil DeVergilio,
Recording Secretary