

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
03-June-2024**

**CALL TO ORDER**

The meeting was called to order by President Mark Ososki at 7:00 pm at Mark Wright's driveway on Windmill Street in Venice Shores.

**ROLL CALL**

Wendy Oravec called roll of the board members. As indicated below, there were 13 members in attendance at the time of roll call. Two additional members arrived later, as noted below.

\*Dave Aldrich arrived at 7:01 pm, Jim Wietecha arrived at 7:35 pm.

Term Beginning 2023		Term Beginning 2022		Term Beginning 2024	
<b>P</b>	Carlson, Diane	<b>A</b>	Aldrich, Dave*	<b>P</b>	Gleason, Shayne
<b>P</b>	Doss, Al	<b>E</b>	Deldin, Mark	<b>P</b>	Kandt, Elizabeth
<b>P</b>	Hall, Scott	<b>P</b>	Drapeau, Jan	<b>A</b>	Kurtz, Paul
<b>P</b>	Kollmorgen, Kevin	<b>A</b>	Faircloth, James	<b>P</b>	Oravec, Wendy
<b>E</b>	McKinnon, Andrew	<b>E</b>	Paton, Kevin	<b>P</b>	Ososki, Mark
<b>E</b>	Rheeder, Scott	<b>P</b>	Pollum, Bryan	<b>E</b>	Pollum, Doug
<b>A</b>	Stevens, Todd	<b>P</b>	Reijmer, Al	<b>P</b>	Sloat, Cindy
<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. Jan Drapeau seconded the motion, and it carried, unanimously.

**MINUTES**

Mark Wright made a motion to receive and file the April 2024 minutes as distributed. Bryan Pollum seconded the motion, and it carried, unanimously. Shayne Gleason made a motion to receive and file the May 2024 minutes as distributed. Diane Carlson seconded the motion, and it carried, unanimously.

**PRESIDENT'S REPORT**

President Mark Ososki noted two issues that have arisen, both to be discussed in the deed restriction portion of the meeting.

Paul Kurtz has resigned from the board. A proposed replacement, Nathan DeKett, was present at the meeting. Mark Wright made a motion to nominate Nathan DeKett to fill the position for the remainder of Paul's term. Al Doss seconded the motion, and it carried, unanimously.

**TREASURER'S REPORT**

Upon his arrival, Jim Wietecha reviewed the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
5/31/2024	\$108,393.32	\$394.52	\$42,094.67	\$2,250.75	\$3,099.41	\$156,232.67

The unrestricted fund balance is \$125,894.56

A motion was made by Dave Aldrich to accept the May report. Mark Wright seconded the motion and it carried, unanimously.

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There are 9 remaining unpaid dues payments. There was discussion about the process for collection, once the names have been turned over to the attorney. Jim noted that once that the attorney has taken over, Jim is no longer able to accept any of the overdue payments.

**RECORD RETENTION/WEB REPORT**

No report.

**CORRESPONDING SECRETARY'S REPORT**

There was nothing new to report.

**SOCIAL MEDIA**

There was nothing new to report.

**CANAL COMMITTEE**

Mark Wright noted that The Pond Guy recently completed a treatment.

Mark Ososki noted that there is an obstacle in Canal 4 near his home. It looks like a piece of concrete sticking up, about 3 feet below the surface. He is concerned that it could possibly be hit by a boat. If a marine contractor should be working in the subdivision, he will try to have them come by to remove it.

**MAINTENANCE COMMITTEE**

Macomb County has been out to look at several of the culverts between the road and canals on Windmill. There was discussion about the possibility of underground springs in some areas that may be contributing to the problem.

There was discussion about startup and repair of sprinklers in the crossovers. The cost is estimated to be about \$130 to \$150. A motion to approve payment not to exceed \$250 was made by Mark Wright. The motion was seconded by Al Doss, and it carried, unanimously.

**BUILDING COMMITTEE**

There was nothing new to report.

**DEED RESTRICTION REVIEW COMMITTEE**

There was discussion about the ongoing issue at 41364 Bayhaven with a motor home parked in the driveway. The motor home is up for sale, and it comes and goes every few days.

**CIVIC AFFAIRS**

There was discussion about the sale of waste hauler GFL to a new contractor, Priority. According to Township Supervisor Verkest, services will remain the same for the duration of the contract which runs through next May.

**WELCOMING COMMITTEE**

Diane Carlson noted that there are new residents on San Juan, and the new home on Gloca Mora is now occupied.

Diane has ordered new burgees for a cost of \$299. Jim Wietecha made a motion to approve payment. Mark Wright seconded the motion, and it carried, unanimously.

**EVENTS COMMITTEE**

There was nothing new to report.

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**NOMINATING COMMITTEE**

There was nothing new to report.

**OLD BUSINESS**

Mark Ososki gave an update on the deed restrictions update. The effort is temporarily on hold until a new attorney is retained.

**NEW BUSINESS/OPEN DISCUSSION**

There was further discussion about the situation with our current attorney, and his lack of responsiveness. The deed restrictions update and other issues are on hold because we are not getting timely responses from our attorney.

A motion to cancel the July meeting was made by Bryan Pollum. The motion was seconded by Jim Wietecha, and it carried, unanimously. Mark Ososki noted that a special meeting may be called if necessary.

Al Doss requested some input on the recent school millage defeat, and ideas for what should be communicated if the request is brought back to the voters in the future.

**ADJOURNMENT**

Al Doss made a motion to adjourn. Cindy Sloat seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 8:10 pm.

Respectfully submitted,  
Wendy Oravec  
Recording Secretary