

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

CALL TO ORDER

The meeting was called to order by President Mark Ososki at 7:00 pm in the Common Area 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. Four additional members arrived later, as noted below.

*Scott Hall, Kevin Kollmorgen and Jim Wietecha arrived at 7:01 pm; Kevin Paton arrived at 7:20 pm.

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

AGENDA APPROVAL

Mark Ososki noted that two San Juan residents were in attendance. He requested that they be allowed the opportunity to speak at the beginning of the meeting. Doug Pollum made a motion to approve the agenda as amended. Dave Aldrich seconded the motion, and it carried, unanimously.

MINUTES

Cindy Sloat made a motion to receive and file the June 2024 minutes as distributed. Jim Wietecha seconded the motion, and it carried, unanimously.

OPEN DISCUSSION

Residents Lauren S. and Stacey gave an update about the ongoing situation with the party store and the barrier along the seawall. Vines were supposed to be planted along the six-foot chain-link fence. Something was planted but it is unclear what it is, and it is not effective at blocking the view or lights from cars in the parking lot. Our deed restrictions do not permit a fence.

No citations have been issued by the township and neighbors are frustrated by the lack of action. Mark Ososki spoke with Township Supervisor Ken Verkest about the situation. Since our efforts so far to resolve the problem have been unsuccessful, Mr. Verkest stated that we can file suit to force the owner to replace the barrier. Doug Pollum made a motion to pressure Ken Verkest to have the owner put in arborvitaes per the original agreement. Jim Wietecha seconded the motion, and it carried, unanimously.

PRESIDENT'S REPORT

President Mark Ososki noted that there were several issues that have arisen since the last meeting. He will discuss them in the deed restriction portion of the meeting. He also noted that a blight issue on Clairpointe involving unmowed grass has been resolved. There had been a miscommunication with a lawn cutting service. Mr. Davis on Windmill has inquired about putting a roof over his boat well. There is no issue with this. He is also planning to put up a fence along his north property line.

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TREASURER'S REPORT

Jim Wietecha reviewed the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
6/30/2024	\$108,485.94	\$744.52	\$42,094.67	\$2,250.75	\$2,813.41	\$156,389.29
7/31/2024	\$107,831.39	\$794.52	\$42,094.67	\$2,250.75	\$2,825.41	\$156,594.18

The June unrestricted fund balance is \$127,798.38

The July unrestricted fund balance is \$127,861.38

A motion was made by Doug Pollum to accept the June report. Cindy Sloat seconded the motion, and it carried, unanimously. A motion was made by Jan Drapeau to accept the July report. Shayne Gleason seconded the motion, and it carried, unanimously.

The final three properties with unpaid dues have been sent to collection. One has paid, and two liens have been placed.

RECORD RETENTION/WEB REPORT

Doug Pollum reported that everything is up to date, and that the hard drive was replaced in April.

CORRESPONDING SECRETARY'S REPORT

There was nothing new to report. Elizabeth Kandt noted that the fall newsletter will go out in mid-October.

SOCIAL MEDIA

There was nothing new to report.

CANAL COMMITTEE

Mark Wright was not in attendance but reported prior to the meeting that there will be a spot treatment of problem areas on August 7 and the final treatment for the season will be on August 21.

There was discussion about the increase in weeds this year. The Pond Guy has been using different chemicals this season in response to direct complaints from some residents about lengthy watering restrictions. A motion was made by Doug Pollum that the company should not take directions from anyone other than Mark Wright or other board representative. Jim Wietecha seconded the motion, and it carried, unanimously.

MAINTENANCE COMMITTEE

Scott Hall reported that the landscaper is responsible for weeding the entrance areas.

There was discussion about issues with drainage near one of the homes on San Juan and Gloca Mora. The problem may be due to a failing culvert and if so, will be up to the homeowner to fix.

Doug Pollum noted that pumps and plugs in the system need to be checked. Catch basins have water in them. Maintenance needs doing. This is a big job and help is needed, whether by residents or someone hired to do the work. Doug will ask for a quote from Ray MacMurray who did a lot of work on the system some time ago.

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BUILDING COMMITTEE

There was nothing new to report.

DEED RESTRICTION REVIEW COMMITTEE

The issue with the motor home at 41364 Bayhaven has been resolved. The motor home has been sold.

A boat at a home on Bayhaven was reportedly sticking out into Canal 5, as well as one on Canal 4 along San Juan. Mark has a photo of the one on Canal 4 and will take a boat ride on Canal 5 to confirm that report. A shed violation has been found at a home on San Juan. The shed is hidden from the street but visible from the water. A photo needs to be taken.

The obscene flag that had been displayed has been taken down and has not reappeared as of yet.

A proposal was submitted by a Windmill resident for construction of a covered boat hoist in the main canal between Venice Shores and the marinas. Neighbors on either side of the resident have received letters from the Army Corps of Engineers and responses were submitted by those neighbors. Venice Shores has no jurisdiction over that canal. Concerns were raised about boaters not being able to see past the boat on the hoist when turning in or out of the adjacent canals. Mark Ososki will write a letter on behalf of the board. A similar proposal for a covered boat hoist was also submitted by a North River resident down near Bumpers.

There was discussion about a rumored potential new Airbnb on Windmill. The rumor was determined not to be true and may have been the result of an ongoing dispute between neighbors.

CIVIC AFFAIRS

The Mt. Clemens Farmers Market recently won an award for Best Weekend Farmers Market.

WELCOMING COMMITTEE

Diane Carlson noted that new residents have moved in on Bayhaven, and there will also be new residents soon on San Juan.

EVENTS COMMITTEE

Kevin Paton reported that plans are underway for a proposed pig roast on September 28. Board members were in agreement with the date. Details to follow.

NOMINATING COMMITTEE

There was nothing new to report.

OLD BUSINESS

Mark Ososki gave a status on the deed restrictions update. The existing document will be kept in its current form rather than undergoing a total re-write. The proposed changes include shortening the term of deed restrictions from ten years to one year; shortening the dues and assessment billing dates but still allowing residents 30 days for payment after receiving their bills; updating language regarding displaying flags, signs or other obscene messages; and adding language addressing the issue of Airbnb or other short-term rentals.

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Jim Wietcha made a motion to take the next step and have the new attorney make the proposed changes. Doug Pollum seconded the motion, and it carried, unanimously.

NEW BUSINESS/OPEN DISCUSSION

There was discussion about an idea presented by Lauren McDowell to place some tables and chairs in the parking area alongside the new coffee shop. Some potential security concerns were raised. Adjacent neighbors should also be asked for input before proceeding further.

ADJOURNMENT

Jim Wietcha made a motion to adjourn. Dave Aldrich seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 8:17 pm.

Respectfully submitted,
Wendy Oravec
Recording Secretary