

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
09-September-2024**

CALL TO ORDER

The meeting was called to order by President Mark Ososki at 7:02 pm at MarkWright's driveway on Windmill Street in Venice Shores.

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. One additional member arrived later, as noted below.

*Todd Stevens arrived at 7:06 p.m.

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

AGENDA APPROVAL

Mark Ososki noted that some Windmill residents were in attendance. He requested that the topic they were concerned about be moved to the beginning of the meeting. Mark Wright made a motion to approve the agenda as amended. Jim Wietecha seconded the motion, and it carried, unanimously.

MINUTES

Jim Wietecha made a motion to receive and file the August 2024 minutes as distributed. Dave Aldrich seconded the motion, and it carried, unanimously.

OPEN DISCUSSION

There was discussion about an issue on Windmill with a home that is currently listed on the Airbnb website. Next-door neighbors were in attendance and spoke about their concerns. The township currently has no ordinance against such short-term rentals. Several dates have been reserved for this home on the Airbnb website. Neighbors living nearby are asked to observe the home during the days it is booked and note any concerns. One letter has been sent to the homeowner. Dave Aldrich will write a second letter with a copy to our attorney, per our procedure. Dave Aldrich made a motion to forward the issue to the attorney if a third letter is needed, per our procedure. Jim Wietecha seconded the motion, and it carried, unanimously.

PRESIDENT'S REPORT

President Mark Ososki noted that we want to add a ban on short-term rentals of less than 30 days, such as Airbnb, to the upcoming revision to the deed restrictions. He noted that lots in the subdivision may only be used for residential purposes, and that no nuisance behavior will be permitted.

President Ososki gave an update on a boat seen docked in the canal behind a home on North River. He contacted the owner and the boat was removed.

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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
8/31/2024	\$108,919.73	\$844.52	\$42,094.67	\$2,250.75	\$2,837.41	\$156,947.08

The August unrestricted fund balance is \$129,395.93.

A motion was made by Cindy Sloat to accept the August report. Jan Drapeau seconded the motion, and it carried, unanimously.

Two properties with unpaid dues remain, one on Windmill and the other on North River. Liens have been placed on both.

There is no further information on the upcoming federal report filing requirement.

RECORD RETENTION/WEB REPORT

The website is up to date.

CORRESPONDING SECRETARY'S REPORT

The secretary was not in attendance. Mark Ososki reported that he wrote a letter on behalf of VSPOA two weeks ago about the request by a homeowner on Windmill to place a large covered boat hoist in the main canal. Approvals from the Army Corps of Engineers and EGLE are pending.

SOCIAL MEDIA

There was nothing new to report.

CANAL COMMITTEE

Mark Wright reported that weed treatments are finished for the season. The last treatment used a stronger chemical, which seems to have worked well in taking down the weeds.

MAINTENANCE COMMITTEE

Doug Pollum was not present so there was no further information on the plumbing quote discussed at the last meeting. Mark Wright made a motion to approve up to \$3,000 for maintenance work on the pumps. Mark Deldin seconded the motion, and it carried, unanimously.

BUILDING COMMITTEE

There was nothing new to report.

DEED RESTRICTION REVIEW COMMITTEE

Boats reported in canals along North River and San Juan have been taken care of. The Airbnb on Windmill and the proposed covered boat hoist are being addressed as noted above.

CIVIC AFFAIRS

There was nothing new to report.

WELCOMING COMMITTEE

There was nothing new to report.

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EVENTS COMMITTEE

Kevin Paton reported that plans are underway for the pig roast on September 28 from 1:00 pm to 5:00 pm. An announcement will go out soon. Stahl's will be providing the meat. There are enough funds in the budget to cover the expenses. Attendees will be asked to bring a dish to pass.

NOMINATING COMMITTEE

There was nothing new to report.

OLD BUSINESS

Mark Ososki gave a status on the deed restrictions update. The approved updates will be effective November 30, 2026. Proof of amendment will be sent to the County Clerk.

An announcement about the proposed amendments will be published in the next newsletter in order to give residents a heads up before receiving an official ballot in the mail. Mark Ososki will draft a letter and forward it to Elizabeth Kandt for the newsletter.

Mark Ososki gave an update on the latest information he received from our attorney on the deed restrictions update process. Residents will be allowed to mail in their completed ballots. We can have the law firm mail out the ballots, but it could be expensive. The firm can receive and count the ballots. VSPOA would then certify the vote. Ballots will be sent out separately from the annual mailing of dues notices. There will be a 90-day deadline for ballot returns.

NEW BUSINESS/OPEN DISCUSSION

There was no new business to discuss.

ADJOURNMENT

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

The meeting was adjourned at 7:53 pm.

Respectfully submitted,
Wendy Oravec
Recording Secretary