

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
08-October-2024**

CALL TO ORDER

The meeting was called to order by President Mark Ososki at 7:00 pm at Bumper's Landing in Harrison Township.

ROLL CALL

Wendy Oravec called roll of the board members. As indicated below, there were 14 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
P	Doss, Al	P	Deldin, Mark	P	Gleason, Shayne
E	Hall, Scott	P	Drapeau, Jan	P	Kandt, Elizabeth
P	Kollmorgen, Kevin	A	Faircloth, James	P	Oravec, Wendy
E	McKinnon, Andrew	E	Paton, Kevin	P	Ososki, Mark
E	Rheeder, Scott	P	Pollum, Bryan	E	Pollum, Doug
P	Stevens, Todd	A	Reijmer, Al	A	Sloat, Cindy
P	Wright, Mark	E	Willard, Mike	E	Wietecha, Jim

AGENDA APPROVAL

Mark Ososki stated that there were issues to discuss under Record Retention and Maintenance Committee. Mark Deldin made a motion to approve the agenda as amended. Bryan Pollum seconded the motion, and it carried, unanimously.

MINUTES

Todd Stevens made a motion to receive and file the September 2024 minutes as distributed. Dave Aldrich seconded the motion, and it carried, unanimously.

PRESIDENT'S REPORT

Mark Ososki reported that he received a call from a resident with a concern about his driveway related to the recent repaving of the street. He recommended that the resident contact the township, as they oversaw the project.

There has been no response from the township on the issues with the party store. One of the residents contacted Mark, who states he will draft a letter to the township supervisor.

The Airbnb issue will be discussed in the deed restrictions portion of the meeting.

TREASURER'S REPORT

Jim Wietecha was not in attendance. Mark Ososki reviewed the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
9/30/2024	\$106,869.91	\$844.52	\$42,094.67	\$2,250.75	\$2,837.41	154,897.26

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

Mark Deldin made a motion to accept the September report. Mark Wright seconded the motion, and it carried, unanimously.

VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
08-October-2024

Jim Wietecha was not in attendance; Mark Ososki reviewed the proposed budget for 2025. Proposed amounts are as follows: General fund \$120, Weed maintenance \$75, Winter maintenance (snow plowing) \$20, Parties \$10.00 for a total of \$225.

Mark Wright made a motion to approve the 2025 Budget as submitted by Jim Wietecha and reviewed by the board members. Bryan Pollum seconded the motion, and it carried, unanimously.

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

RECORD RETENTION/WEB REPORT

Doug Pollum was not in attendance. The website needs to be updated. The server is going to be updated, and if we do not update our web page it will no longer work. We can make minimal changes to keep it running, or have a full update done if desired to give it a fresh look and feel. David Aldrich made a motion to keep it as-is with only necessary changes at a cost of \$160. Bryan Pollum seconded the motion, and it carried, unanimously.

CORRESPONDING SECRETARY'S REPORT

Please send any information or articles for the newsletter to Elizabeth.

SOCIAL MEDIA

There was nothing new to report.

CANAL COMMITTEE

There was nothing new to report. Discussion about a general dredging permit was tabled until next meeting.

MAINTENANCE COMMITTEE

Jan Drapeau reported that all is set with Derek for sprinkler winterizing. There was discussion about landscaping and flowers for next year. Elizabeth Kandt will look into possible new companies for landscape maintenance. Diane Carlson and Elizabeth will check into holiday decorations for the entrances.

There was discussion about easements for drains between the roads and canals. It is unclear if there are easements currently in place. Doug has been talking to the county, who does not want to replace the drains. We are looking at alternatives to digging up lawns, perhaps inserting liners or balloons into the pipes before they collapse.

BUILDING COMMITTEE

There was nothing new to report.

DEED RESTRICTION REVIEW COMMITTEE

Regarding the short-term rental on Windmill: two letters have now been sent. A reply was received. The owner believes he is in the right and is willing to challenge the matter. Neighbors Bill and Linda Davis were in attendance and indicated that in addition to renters in the home, boat slips behind the home are also being rented out. Bill has taken photos to illustrate. Neighbors on the other side of the home are upset as well. Dave Aldrich made a motion to turn the matter over to our attorney for further action, per our procedure. There will be no further communications with the owner other than through the attorney. Elizabeth Kandt seconded the motion, and it carried, unanimously.

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
08-October-2024**

The proposed boat hoist in the main canal at the end of Windmill has been denied by the state DEQ. The denial was based on our letter and safety concerns raised by neighbors. Although the owner is not happy, the issue appears to be settled at this point.

CIVIC AFFAIRS

There was nothing new to report other than the upcoming election.

WELCOMING COMMITTEE

There was nothing new to report. Diane has burgees available for \$25 each.

EVENTS COMMITTEE

Shayne Gleason reported that the party on September 28 went well. Despite the rain, about 85 people attended. A date is not set yet for No Winter Blues, but the event will likely be held again at Huron Pointe Yacht Club. Al Doss will book it as soon as a date is chosen.

NOMINATING COMMITTEE

There was nothing new to report.

OLD BUSINESS

Mark Ososki gave a summary of the attorney's proposed revisions to the deed restrictions. Some clarifications are needed. Mark will follow up with the attorney. Language regarding obscene and offensive materials, including pictures and flags will be included. Due dates and delinquent dates for annual dues payments are being revised to streamline the process for the treasurer. The ten-year renewal period is being shortened to an annual renewal period.

Mark Ososki described the voting process. The attorney will prepare the ballots. We will mail them out. The attorney will collect the ballots and compile the results. Each ballot item will be voted on separately. Mailing will be done in early 2025, with a 90-day deadline to return. Elizabeth Kandt made a motion to follow the process as described. Dave Aldrich seconded the motion, and it carried, unanimously.

NEW BUSINESS/OPEN DISCUSSION

There was no new business to discuss. The November meeting will be at Bumper's.

Jim Senstock was in attendance. He spoke briefly about a new sign he observed along North River Road in front of the party store between the I-94 ramps and Irwin Road. A zoning change is being requested. Jim called the township for further information. The store owner is asking for a change to General Commercial. No set plans have been provided, but a newspaper report indicated the possibility of a new gas station on the property. Concerns were raised about traffic congestion along an already busy section of the road, where the expressway ramps meet North River Road, as well as two busy side streets. Jim is going to attend the township Planning Committee meeting on October 17. He urged everyone present to make an effort to be at the meeting as a show of solidarity.

ADJOURNMENT

Bryan Pollum made a motion to adjourn. Kevin Kollmorgen seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 8:01 pm.

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
08-October-2024**

Respectfully submitted,
Wendy Oravec
Recording Secretary