

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION  
GENERAL MEMBERSHIP MEETING MINUTES  
11-November-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 16 members in attendance at the time of roll call. Two additional members arrived later, as noted below

Term Beginning 2023		Term Beginning 2022		Term Beginning 2024	
<b>P</b>	Carlson, Diane	<b>A</b>	Aldrich, Dave	<b>P</b>	DeKett, Nathan
<b>P</b>	Doss, Al	<b>P</b>	Deldin, Mark	<b>P</b>	Gleason, Shayne
<b>P</b>	Hall, Scott	<b>P</b>	Drapeau, Jan	<b>P</b>	Kandt, Elizabeth
<b>P</b>	Kollmorgen, Kevin	<b>A</b>	Faircloth, James	<b>P</b>	Oravec, Wendy
<b>P</b>	McKinnon, Andrew	<b>E</b>	Paton, Kevin* 7:05	<b>P</b>	Ososki, Mark
<b>A</b>	Rheeder, Scott	<b>E</b>	Pollum, Bryan	<b>P</b>	Pollum, Doug
<b>E</b>	Stevens, Todd	<b>P</b>	Reijmer, Al	<b>P</b>	Sloat, Cindy
<b>E</b>	Wright, Mark	<b>A</b>	Willard, Mike* 7:04	<b>P</b>	Wietecha, Jim

**TREASURER'S REPORT**

Jim Wietecha reviewed the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
10/31/2024	\$106,711.23	\$844.52	\$42,094.67	\$2,250.75	\$290.33	152,191.50

The September unrestricted fund balance is \$130,013.99

Cindy Sloat made a motion to accept the October report. Jan Drapeau seconded the motion, and it carried, unanimously.

Mark Ososki reviewed the proposed budget for 2025. Proposed amounts for each fund are as follows: General fund \$120, Weed maintenance \$75, Canal maintenance \$0, Winter maintenance (snow plowing) \$20, Parties \$10.00 for a total of \$225. Dues must be paid by March 1<sup>st</sup>.

A vote was taken for each fund:

Dues/General Fund: Motion by Mark Deldin, seconded by Doug Pollum. Passed unanimously.

Weed Maintenance: Motion by Mark Deldin, seconded by Mike Willard. Passed unanimously.

Canal Maintenance: no vote needed; assessment is \$0.00

Snowplowing: Motion by Nathan DeKett, seconded by Mark Deldin. Passed unanimously.

Parties/Events: Motion by Andrew McKinnon, seconded by Nathan DeKett. Passed unanimously

**PRESIDENT'S REPORT**

Mark Ososki spoke about the deed restrictions update that is in progress. If approved, the updates will be effective in November 2026. There are four items that will be put to residents for a vote:

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1. The current ten-year renewal period for any updates to the restrictions will be reduced to one year.
2. Dues payments will be payable on March 1, and if not paid will be delinquent on April 1 instead of the current June 1 date.
3. The language describing obnoxious and nuisance activity will be clarified and will include obscene language on flags.
4. Short term rentals will be prohibited.

Ballots are going to be sent out by our attorney along with a letter explaining the proposed updates. It is expected that the mailing will be done this coming spring.

Mark Ososki reported that there were a few boat and shed violations reported this past season. He noted that he received some calls about trailers and/or boats parked on lawns. This is not a board issue; it is a township ordinance violation. Residents are urged to report such violations to the township, although the township has in the past been hesitant to enforce.

Some of the flowers and plantings at the subdivision entrances did not work out well this year. They may have been the wrong choice for the amount of sunlight where they were planted. We will have a new landscape company next year.

Holiday lights are going to be placed at both entrances. Elizabeth Kandt and Diane Carlson are coordinating the decorating. Professional decorating was considered, but the cost was too high. We would like to purchase some decorations that can be used over multiple years. Storage is an issue, but a solution may be possible. Mark Deldin made a motion to approve up to \$800 to spend for decorations. Jim Wietecha seconded the motion, and it carried, unanimously.

#### **OPEN DISCUSSION/Q&A**

Doug Pollum reported that since water levels are so low, some pumps may be pulled to see if they are still needed. Funds have already been allocated to hire a plumber. Pumps and plugs are expensive, and we should consider storing them for future use. A storage unit would be preferred, cost to be determined. A storage unit could also be used for miscellaneous items such as holiday decorations.

There was discussion about driveways and water. Venice Shores is not responsible- the country Road Commission has responsibility. Complaints can be made to the township because they coordinated the special assessment for the paving project. Culverts in ditches are the homeowner's responsibility. Culverts for drains between the roads and canals belong to the Road Commission but affected homeowners must grant an easement either to the county, or to Venice Shores who will then grant the easement to the county. The county is not required to do any more than the minimum necessary to fix the problem. It was noted that utilities such as water, electricity and gas already have easements across subdivision properties. Residents may be reimbursed for the cost of electricity used to run pumps on their properties, however the estimation of amounts due is somewhat imperfect according to Doug Pollum.

The Venice Shores Facebook page is not associated with the board but does provide useful information to residents about activities in the neighborhood.

There was some discussion about the process for notifying residents about any deed restriction violations observed on their properties.

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**ADJOURNMENT**

Doug Pollum 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