

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

CALL TO ORDER

The meeting was called to order by President Mark Ososki at 7:02 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.

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

AGENDA APPROVAL

Doug Pollum made a motion to approve the agenda. Mark Deldin seconded the motion, and it carried, unanimously.

MINUTES

Mark Deldin made a motion to approve the October Board Meeting Minutes. Andrew McKinnon seconded the motion, and it carried, unanimously.

Doug Pollum made a motion to approve the November General Membership Meeting Minutes. Mark Deldin seconded the motion, and it carried, unanimously.

TREASURER'S REPORT

Jim Wietecha reviewed the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
11/30/2024	\$105,644.97	\$844.52	\$42,094.67	\$2,250.75	\$140.33	150,975.24

The November unrestricted fund balance is \$130,026.33

Kevin Paton made a motion to accept the November report. Jan Drapeau seconded the motion, and it carried, unanimously.

Mark Ososki noted that he has received copies of identification from all but one board member and expected to receive it at the end of the meeting. The law firm will then submit the federal Beneficial Ownership Information filing.

PRESIDENT'S REPORT

Mark Ososki introduced a small group of residents who had asked for an opportunity to speak to the board about a request to amend the deed restrictions currently being updated.

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A proposal was presented for deed restrictions relating to commercial space (the party store). The request was to add verbiage to the deed restrictions to prohibit docking along the seawall, put a visual barrier in place, and for the Board to enforce the township's rules. After some discussion, a motion was made by Doug Pollum to incorporate the proposed language into the deed restriction, subject to review and amendment by the attorney. Mark Deldin seconded the motion, and it carried, unanimously. Mark Ososki noted that the restriction would just apply to Subdivision "0", because that is the only location where commercial property is present. Mark Ososki stated that rather than have the discussion with the attorney by way of multiple emails, he would prefer to meet with the attorney in person, accompanied by another board member, so the matter can be settled quickly. Mark Deldin made a motion to approve the request for an in-person meeting. Andrew McKinnon seconded the motion, and it carried, unanimously.

In follow up to a discussion with a resident during the General Membership meeting about handling of violations, Mark Ososki noted that the resident did not have a violation. The resident had observed someone unknown to her taking pictures of her house. The same thing may have occurred at other homes in the neighborhood as well.

RECORD RETENTION/WEB REPORT

There was nothing to report.

CORRESPONDING SECRETARY'S REPORT

There was nothing to report.

SOCIAL MEDIA

There was nothing to report.

CANAL COMMITTEE

There was nothing to report. Mark Wright was not present at the meeting. Discussion about applying for a general dredging permit was tabled until the next meeting.

MAINTENANCE COMMITTEE

High water committee: Three pumps have been removed. Drainage should improve. A storage shed or other location is needed to store pumps until they are needed again. Mark Deldin made a motion to obtain three quotes from local storage sites for general purpose. James Faircloth has storage space that may be available for a competitive price. Kevin Paton seconded the motion, and it carried, unanimously.

There was discussion about easements and culvert replacements. There was further discussion about reimbursement to homeowners for costs of electricity to run the pumps, when to pay and how much.

Landscaping: Elizabeth Kandt reported a nonfunctioning electrical breaker along the east side seawall at the Clairpointe entrance that was found while installing Christmas lights. An electrician may be needed to repair the problem. Jim Wietecha made a motion to approve up to \$500 to cover repairs by an electrician. Elizabeth Kandt seconded the motion, and it carried, unanimously.

BUILDING COMMITTEE

There was nothing to report.

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DEED RESTRICTION REVIEW COMMITTEE

The shed reported on Gloca Mora has been removed.

A second notice letter was sent to the owner of the short-term rental home on Windmill. The time limit for action has now expired. Kevin Paton made a motion to continue with legal action. Jan Drapeau seconded the motion, and it carried, unanimously.

CIVIC AFFAIRS

There was nothing to report.

WELCOMING COMMITTEE

There was nothing to report.

EVENTS COMMITTEE

Kevin Paton reported that the date for No Winter Blues is still to be determined but will likely be held in February at Huron Pointe Yacht Club.

NOMINATING COMMITTEE

There was nothing to report.

OLD BUSINESS

There was discussion about how voting on the deed restrictions update will be done: whether to include a self addressed stamped envelope with each ballot, who should receive the completed ballots and how long a time period to allow ballots to be returned. The preferred time to open and count the ballots would be at the May meeting. Subdivision number and lot number should both be noted on the ballot. There is concern that results may differ from one subdivision group to another.

NEW BUSINESS/OPEN DISCUSSION

If needed, there will be a meeting in January to discuss voting and storage shed options.

ADJOURNMENT

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

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Wendy Oravec
Recording Secretary