

**VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
03-February-2025**

CALL TO ORDER

The meeting was called to order by President Mark Ososki at 7:01 pm at Bumper's Landing in Harrison Township.

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.

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

AGENDA APPROVAL

Mike Willard made a motion to approve the agenda. Jan Drapeau seconded the motion, and it carried, unanimously.

MINUTES

Mark Deldin made a motion to approve the December Board Meeting Minutes. Mike Willard 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
12/31/2024	\$101,542.87	\$844.52	\$42,094.67	\$3,499.25	\$140.33	\$141,123.14
1/31/2025	\$108,932.57	\$6,319.52	\$42,094.67	\$2,039.25	\$870.33	\$156,177.84

The December unrestricted fund balance is \$130,167.31

The January unrestricted fund balance is \$97,609.08

Mark Deldin made a motion to accept the December report. Jan Drapeau seconded the motion, and it carried, unanimously.

Mark Deldin made a motion to accept the January report. Mike Willard seconded the motion, and it carried, unanimously.

Mark Ososki noted that the federal Beneficial Ownership Information filing requirement is still being sorted out in court.

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PRESIDENT'S REPORT

Mark Ososki reported on his meeting with the attorney about the request to add verbiage applicable to the party store to the deed restrictions. The attorney felt that the additional wording would be too confusing to voters. He suggested that the residents attend a full township board meeting, rather than just speaking with the supervisor to discuss their concerns.

The party store owner has offered to put up a six foot wood fence to replace the current chain link fence. Three of the four residents have agreed. Because the party store property is zoned commercial a six foot fence is allowed. The fence will be placed inside the row of Arborvitae. It will run with the deed and be permanent.

A suit has been filed against the owner of the Airbnb on Windmill. He claims that he lives in the house. Neighbors have indicated that he does not. The Airbnb ad is still up, even after the resident was told to cease and desist advertising.

There was an incident on North River with a dog being attacked by another dog. Police were called.

The owner of the new house on North River down near Bumper's has obtained permits for a large covered boat well. There is no extension into the canal, so there is no issue.

There was discussion about damage to trees on Canal 5 caused by beavers. Several trees are close to falling down. The DNR and marina have been contacted. The marina will wrap the tree, but it will likely fall into the canal if not removed. Residents are frustrated that the marina won't maintain the area. They only come out when called by Bayhaven residents.

RECORD RETENTION/WEB REPORT

There was nothing to report.

CORRESPONDING SECRETARY'S REPORT

There as nothing to report.

SOCIAL MEDIA

There was nothing to report.

CANAL COMMITTEE

The new weed control contract was received. There was discussion about treatment for Phragmites along canal 5 and that if done, it should be done in July. Treatment cannot go too far back onto the land. The company will file for a permit. A motion to approve the contract amount of \$18,030 was made by Jim Wietecha. Al Doss seconded the motion, and it carried, unanimously. The question of applying for a general dredging permit was tabled until more information is received.

MAINTENANCE COMMITTEE

High water committee: Doug Pollum was not present at the meeting. It was noted that water levels are currently nine inches below last year at this time, but are at about the long term average level. Ice jams on the St. Clair River may be contributing to the lower levels at present.

There was discussion about pump storage, and it was noted that we will use the space made available by James Faircloth. There was further discussion about whether to leave the pumps in place for now or pull them for storage. The muni-balls in the culverts should be removed because they will not likely last until needed again.

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BUILDING COMMITTEE

The new owners of the Rinke house on Windmill are putting a brick enclosure around the back covered patio.

DEED RESTRICTION REVIEW COMMITTEE

There was no report. The short term rental on Windmill was discussed in the President's report.

CIVIC AFFAIRS

There was nothing to report.

WELCOMING COMMITTEE

Three homes have recently been sold, two on Windmill and one on Gloca Mora.

EVENTS COMMITTEE

Shayne Gleason reported that No Winter Blues will be on March 1 at Huron Pointe Yacht Club. Tickets will be \$20-25. Capacity at the yacht club is about 125 people. Stahl's has provided a quote for the food. Donations of gift baskets for prizes would be appreciated.

NOMINATING COMMITTEE

There was no report. A new chairperson is needed.

OLD BUSINESS

The attorney's review of the deed restrictions update was discussed. The ballot package was reviewed. A motion was made by Diane Carlson that to limit any confusion, page numbers should be added and the double-sided pages should be printed on one side only. Mark Wright seconded the motion, and it carried, unanimously.

Mark Ososki provided a listing of the costs for printing, labeling and mailing the packet, which includes a self-addressed stamped return envelope. A motion to approve not more than \$4,000 to cover all costs was made by Mark Wright. Mark Deldin seconded the motion, and it carried, unanimously. Mark Ososki will do a mail merge and send the packet to Staples for printing. Mark Deldin offered the space in his kitchen for final assembly of the packets. Volunteers requested.

NEW BUSINESS/OPEN DISCUSSION

None.

ADJOURNMENT

Al Doss made a motion to adjourn. Mike Willard seconded the motion, and it carried by a unanimous voice vote.

The meeting was adjourned at 8:08 pm.

Respectfully submitted,
Wendy Oravec
Recording Secretary