

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

CALL TO ORDER

The meeting was called to order by President Mark Wright 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 14 members in attendance at the time of roll call. One additional member arrived late, as noted below.

Term Beginning 2023		Term Beginning 2022		Term Beginning 2024	
P	Carlson, Diane	P	Aldrich, Dave	E	DeKett, Nathan*7:25
P	Doss, Al	P	Deldin, Mark	E	Gleason, Shayne
E	Hall, Scott	P	Drapeau, Jan	E	Kandt, Elizabeth
E	Kollmorgen, Kevin	P	Faircloth, James	P	Oravec, Wendy
P	McKinnon, Andrew	E	Paton, Kevin	P	Ososki, Mark
E	Rheeder, Scott	P	Pollum, Bryan	P	Pollum, Doug
P	Stevens, Todd	E	Reijmer, Al	E	Sloat, Cindy
P	Wright, Mark	P	Willard, Mike	E	Wietecha, Jim

AGENDA APPROVAL

Mark Ososki requested additional items be added to the agenda: canal dredging permit update, deed restriction concerns Yatooma, obscene flag, boat in canal. Mark Ososki made a motion to approve the agenda as amended. James Faircloth seconded the motion, and it carried, unanimously.

MINUTES

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

PRESIDENT'S REPORT

Mark Wright received Jim Wietecha's resignation. Mark Ososki made a motion to accept the resignation. Bryan Pollum seconded the motion, and it carried, unanimously.

Doug Pollum made a motion to nominate John Case to replace Jim Wietecha for the remainder of the term. Mark Wright seconded the motion, and it carried, unanimously.

Mark Deldin made a motion to nominate Mark Ososki as Vice President in place of Nathan DeKett, who was elected Treasurer in May. Diane Carlson seconded the motion, and it carried, unanimously.

There was discussion about the final results of the vote on May 5 to update the deed restrictions. Completed ballots were returned by approximately 79 percent of the total number issued. All of the ballot questions passed by substantial margins in each of the subdivision sections. Doug Pollum made a motion to certify the vote count as of the end of the May 5 meeting. Mark Wright seconded the motion, and it carried, unanimously. The next step is to file the MRTA with the county. Deed restrictions must be re-published every 40 years. Our attorney will prepare the documents. Mike Willard made a motion to approve payment for the attorney's fee. Doug Pollum seconded the motion, and it carried, unanimously.

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

The committee that was formed to revise the deed restrictions is no longer needed now that the revisions have been approved. Doug Pollum made a motion to dissolve the committee. Mark Ososki seconded the motion, and it carried, unanimously.

Mark Wright reviewed the list of board member committee assignments. There was discussion about changes and additions to the committees. Mark will send out the updated spreadsheet once the changes are entered.

There was a prolonged discussion about the MacRay project. The deed restriction agreement between Venice Shores and MacRay has been in place since 1990. The board must decide whether to push back or not. Our attorney has a conflict of interest with this matter so we would need to retain a different attorney to pursue a remedy. The township board voted and approved re-zoning the parcel in April. There was a suggestion and subsequent discussion about creating a green belt between the building and the subdivision as a variance to the restrictions. A motion was made by Andy McKinnon to retain a new attorney and ask for a legal opinion about our options. Al Doss seconded the motion. A question arose whether there is enough time to pursue this. A vote was taken. The majority were in opposition; the motion failed. A motion was made by Doug Pollum, seconded by Mark Deldin to seek a second attorney to request that a green belt meeting our approval be put in place, and that MacRay adheres to the existing deed restrictions. Upon further discussion, the motion was rescinded with no vote taken. Finally, Mark Wright said he would talk with Ken Verkest the next day. A motion was made by Doug Pollum, seconded by Mark Ososki that depending on the outcome of the conversation, we may retain a second attorney to advise on the appropriate course of action. A vote was taken; the motion carried, unanimously.

RECORD RETENTION/WEB REPORT

Records are currently up to date, final approved minutes will be posted as soon as received.

CORRESPONDING SECRETARY'S REPORT

There was no report.

SOCIAL MEDIA

There was nothing to report.

CANAL COMMITTEE

Mark Ososki gave an update on the dredging permit. He contacted the company who did the work about ten years ago. Bottom testing is needed in order to obtain a new permit. Cost is estimated at approximately \$6,850. Mark Ososki made a motion to approve up to \$7,500 for the testing and permit. Andrew McKinnon seconded the motion, and it carried, unanimously.

The large piece of concrete discovered in Canal 4 has been removed. James Faircloth made a motion to pay the marine contractor for the work. Bryan Pollum seconded the motion, and it carried, unanimously.

The first canal treatment was done this past Wednesday. There was discussion about whether Phragmites have come back enough to justify spraying, especially in Canal 5. It was decided that they have not. Spraying does not need to be done until September. We do not want to pay for it if we don't need to.

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

There was discussion about water testing in each of the canals for E. Coli, which has not been done in a while. Volunteers are needed to help with sample collection, planned for either June 24 to July 15 or July 21 to August 12. Sample collections must all be done on the same day, in the center of the canal about 12 inches down. The samples must be taken to the water department within 24 hours of collection. Mark Deldin offered to drop off the samples and asks that he be notified ahead of time. James Faircloth made a motion to approve up to \$750 to pay for the testing. Bryan Pollum seconded the motion, and it carried, unanimously.

MAINTENANCE COMMITTEE

Doug Pollum gave an update on the quote for pump maintenance. All of the pumps and plugs should be pulled. The question is whether to recruit volunteers or pay to have the job done. Doug Pollum made a motion to approve up to \$4,000 to have the pumps and plugs removed, excluding any pumps where the adjacent homeowner wants the pump to remain in place. Mark Deldin seconded the motion, and it carried, unanimously.

Jan Drapeau noted that flower planting is pending. Jan will follow up with the landscaper. Funds have already been approved.

BUILDING COMMITTEE

There was nothing to report.

DEED RESTRICTION REVIEW COMMITTEE

The obscene flag on Canal 4 is up again. Approval was given last year to proceed with legal action if the issue arose again. The attorney will be notified and asked to proceed.

A Settlement Agreement with additional wording has been reached with Mr. Yatooma on the issue of short term rental of his home on Windmill. Mark Ososki made a motion to accept the settlement agreement with the additional wording. Mark Deldin seconded the motion, and it carried, unanimously.

A canal violation was reported at James Senstock's home, where a boat was observed sticking out about six feet into the canal. A letter has been sent per our procedure.

CIVIC AFFAIRS

There was nothing to report.

WELCOMING COMMITTEE

Diane Carlson reported that she is up to date.

EVENTS COMMITTEE

Kevin Paton recently posted on the Venice Shores Facebook page about the Poker Run event.

NOMINATING COMMITTEE

There was nothing to report.

TREASURER'S REPORT

Nathan DeKett reviewed the expenses and financial update:

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

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
5/31/2025	\$124,809.90	\$3,010.44	\$41,594.67	\$448.83	\$2,783.12	\$172,646.95

The May unrestricted fund balance is \$142,187.72

Mark Deldin made a motion to accept the May report. Doug Pollum seconded the motion, and it carried, unanimously.

Nathan DeKett noted that there are currently 3 unpaid dues. Last chance follow-ups may be done by board members due to the change in Treasurer, in case there is any confusion about where to send the payment.

OLD BUSINESS

Discussion on deed restriction ballot results and certification: see President's Report section above.

NEW BUSINESS/OPEN DISCUSSION

Nathan DeKett made a motion to approve up to \$150 for purchase of supplies. The motion was seconded by Doug Pollum, and it carried, unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:41 pm.

Respectfully submitted,
Wendy Oravec
Recording Secretary