

VENICE SHORES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
08-September-2025

CALL TO ORDER

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

ROLL CALL

Wendy Oravec called roll of the board members. As indicated below, there were 20 members in attendance at the time of roll call. One additional member arrived late, as noted below.

Term Beginning 2023		Term Beginning 2025		Term Beginning 2024	
P	Carlson, Diane	P	Aldrich, Dave	P	Case, John
E	Doss, Al	P	Deldin, Mark	P	DeKett, Nathan
P	Hall, Scott	P	Drapeau, Jan	P	Gleason, Shayne
P	Kandt, Elizabeth	P	Faircloth, James	P	Oravec, Wendy
P	Kollmorgen, Kevin	E	Paton, Kevin	P	Ososki, Mark
P	McKinnon, Andrew	A	Pollum, Bryan*8:00	P	Pollum, Doug
P	Rheeder, Scott	P	Reijmer, Al	P	Sloat, Cindy
P	Wright, Mark	P	Willard, Mike		

AGENDA APPROVAL

An additional item was added to the agenda in the Treasurer's report section regarding online payments. Mark Deldin made a motion to approve the agenda as amended. James Faircloth seconded the motion, and it carried, unanimously.

MINUTES

Mark Ososki made a motion to approve the June Board Meeting Minutes. Mark Wright seconded the motion, and it carried, unanimously.

PRESIDENT'S REPORT

The updated certified deed restrictions have been filed by the attorney, and the deed restrictions have been re-filed with the county, which is required every 40 years.

The signed Airbnb-Yatooma agreement, without prejudice, was filed June 16, 2025.

Access to the party store property from the waterway is not allowed. There are signs stating, "No Docking". The owners were contacted and reminded of the agreement as a result of a complaint that a VSPOA board member was seen docking their boat at the party store property. The owners stated that the contractors working on the fence and trees had failed to secure and lock the gates. Gates are now chained/locked.

Mark Wright met with the MacRay owner. Plans for the storage building are proceeding. We are not going to take steps to stop it. A green belt/barrier is going to be put in place. Elizabeth Kandt spoke about ongoing issues with MacRay over damage to trees caused by beavers on the MacRay side of Canal 5. There is great concern about trees falling and damaging property due to their poor condition. Mark Wright stated that he will call the owner.

Todd Stevens' resignation has been accepted. Mark Wright nominated another Bayhaven resident, Pete Maltese, to fill out the remainder of Todd's term. Mark Ososki made a motion to accept the nomination of Pete Maltese. Elizabeth Kandt seconded the motion, and it carried, unanimously.

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There was discussion about posting agendas ahead of meetings so that interested residents may choose to attend. It was agreed that draft agendas will be posted on the website at the same time as they are emailed to board members. Approved minutes will continue to be posted on the website.

TREASURER'S REPORT

Nathan DeKett reviewed the expenses and financial update:

Month Ending	General Fund	Canal Weed Control	Canal Maintenance	Snow Removal	Parties	Total
9/5/2025	\$112,789.61	\$3,460.44	\$33,967.67	\$(3743.67)	\$2,843.12	\$149,317.16

The unrestricted fund balance is \$143,814.57

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

Nathan DeKett noted that there are no more outstanding dues payments.

There was discussion about online dues payment options. Huntington Bank offers payments through Zelle. There are associated fees with this. Residents may choose to continue payments via checks. James Faircloth made a motion to accept Zelle as a payment option. Doug Pollum seconded the motion, and it carried, unanimously.

RECORD RETENTION/WEB REPORT

Doug Pollum stated that VSPOA documents will be stored in a fireproof safe.

CORRESPONDING SECRETARY'S REPORT

The November 3 meeting needs to be rescheduled due to the election November 4. Mark Ososki made a motion to move the meeting to November 10. James Faircloth seconded the motion, and it carried, unanimously. Elizabeth Kandt asked for newsletter articles as soon as possible.

SOCIAL MEDIA

There was nothing to report. It was stressed again that the subdivision Facebook page is not an official VSPOA means of communication.

CANAL COMMITTEE

Complaints have been received about excessive weeds in the canals. The company came out to check on it. There was discussion about the amount and kind of chemicals being used. Some of the older, more effective ones are no longer available due to changes in regulations.

There was discussion about whether Phragmites are affecting our side of Canal 5. It was decided that they are not, therefore no treatment will be done.

Mark Ososki gave an update on the dredging permit. The application is still pending. A general permit allows dredging of 10,000 yards over 5 years per the Army Corps of Engineers. It is not clear at this time where the waste would go.

There was discussion about water testing in the canals and who would perform the testing. In the past Mt. Clemens Water Department did testing at their water intake facility on Jefferson. Mt.

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Clemens is transitioning to the Great Lakes Water Authority and the facility on Jefferson is no longer operational. Another consulting firm was used. The cost exceeded the budgeted amount by \$25. Doug Pollum made a motion to approve the extra \$25 expense. Jan Drapeau seconded the motion, and it carried, unanimously.

MAINTENANCE COMMITTEE

Doug Pollum reported that all pumps have been pulled. The electric pumps will be put in storage, but the three gas pumps we have will be kept on hand for use in case of emergency.

BUILDING COMMITTEE

John Case reported that a home on Clairpointe is going to be remodeled, but plans have not yet been received.

DEED RESTRICTION REVIEW COMMITTEE

A shed violation was reported on Gloca Mora and the first letter was sent. The shed is still in place. A motion was made by Jan Drapeau that if the shed is not removed by September 9 a second letter will be sent, per our procedure, with a copy to our attorney. Mark Ososki seconded the motion, and it carried, unanimously.

CIVIC AFFAIRS

There was nothing to report. There was discussion about the gas company working in the subdivision replacing gas lines.

WELCOMING COMMITTEE

Diane Carlson has two pending but expects to be complete before the October meeting.

EVENTS COMMITTEE

There was discussion about plans for an event in early October. October 4 was agreed upon for the date. Mark Wright is looking for any additional ideas for parties and gatherings in the subdivision.

NOMINATING COMMITTEE

There was nothing to report.

OLD BUSINESS

There was discussion on the updated deed restrictions and how best to publish for all residents. The updated deed restrictions will be posted on the website. Anyone may request a printed copy. Information will be provided in the upcoming newsletter.

NEW BUSINESS/OPEN DISCUSSION

No new business.

ADJOURNMENT

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

The meeting was adjourned at 8:29 pm.

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Respectfully submitted,
Wendy Oravec
Recording Secretary