

VILLAGE ON THE GREEN CONDO III

BOARD MEETING MINUTES

Date: February 20, 2019

Time: 4:00 P.M.

Facilitator: Gwen Stuler, President

In Attendance: Gwen Stuler, President; Chris Carlee, Secretary; Susan House, Director; Robert Kelly, Property Manager, Ameri-Tech. **Quorum Established**

Call to Order: The meeting was called to order at 4:03 p.m. by Gwen Stuler, President.

Reading of Minutes: Chris Carlee read the minutes of the January 16, 2019 Board Meeting. There were no additions or corrections. Gwen made a motion to approve, it was seconded by Susan House, and the minutes were approved as read.

Treasurer's Report: Gwen Stuler read the Treasurer's Report. There are two units that have delinquent maintenance fees. One of those units is up for sale through the County Court House. Another unit is in the foreclosure process. With regard to the delinquent maintenance fees, it is unclear at this time what will transpire. Chris Carlee made a motion to approve the report, it was seconded by Gwen Stuler and the report was approved as read.

Property Manger's Report: Robert Kelly reminded owners that if you are away, and you don't have someone checking your unit every two weeks, it could possibly negate your homeowner's insurance. He recommended that owners examine their home owner's insurance policy documents very closely. You could be at risk if you don't follow the policy stipulations. Robert has a vendor for this monitoring service. The vendor provides the owner with e-mail documentation, including a date and time stamp, that would then prove that the unit was checked. Without this type of formal documentation, the home owner's insurance could be negated. Also, just to protect the condo association, Robert suggests that a resolution should be adopted to let owners know about this issue.

Drop rods were installed into the new garbage enclosure doors. These keep the door in an open position after opening.

Gutters on 2531 and 2535 were repaired. Fascia on 2520-A was repaired. Drainage work was done on 02/20/2019.

Quotes are being obtained from a few companies for repairing and coating our asphalt in order to reduce tripping hazards.

Three members of the Board went to the Ameri-tech offices on January 17, 2019 and sorted through dozens of boxes of Condo III records to determine what could be discarded. This effort saved Condo III \$1,170 in additional records management costs.

New Business:

Board Meetings: The Board will meet as usual in March, but there will be no meeting in April. Meetings then usually start up again in October.

Palm Trees: Charles Lee, Vice President, did a walk-around on the property to evaluate the health of our 40 palm trees. He then sent a report to Gwen. The landscape company gave a quote of \$800.00 to fertilize the 40 palm trees. The Board is currently researching whether Frosty would be able to do this and how much the fertilizer would cost.

Neighborhood Solicitation: The web address is www.nextdoor.com/join. Our community is Nextdoor Greenbriar. This is a free on-line community communication site. It is a way to obtain names of recommended service providers, get neighborhood alerts, or to buy and sell items.

Leaking Toilets: An occupied unit's leaking toilet flapper caused the Condo III community an extra \$2,300 in water costs. Robert pointed out that it is important to get leaks and faulty flappers fixed promptly. A faulty toilet flapper can leak almost 2 gallons per minute.

Condo III Website: Robert reported that the website will be completed soon. Among other things, it will contain the locations of hurricane shelters, Condo III Rules and Regulations and the forms that owners need to complete in order to obtain renovation permissions.

Exterior Fire Extinguisher inspection: The Board has no information currently. It is unclear whether the inspection took place.

Dial Directories: The deadline for you to submit updates or corrections to the Dial Directories is February 27, 2019.

Gwen asked the owners present what they would like to be informed about on a regular basis.

Questions and Concerns: Q: A resident asked at what point the excessive water bills would become the responsibility of the owner instead of the Association. A: Negligence on the part of the owner would have to be proven. Generally, the hiring of an attorney would be too costly for the Association.

Q: A resident asked if there might be a way to find out about water leaks in somebody's unit before excessive water bills occur. A: There is a meter and hardware available for \$325.00. A company installs it and then takes over the reading of the water meter and the notification as needed.

Q: A resident asked if some information could be printed in the newsletter reminding owners about turning off water at the exterior shut off valve and making sure that the valve is working properly. A: The VOG Newcomer's brochure spells it out.

Adjournment: Gwen made a motion to adjourn, it was seconded by Chris, and the meeting was adjourned at 4:50 p.m.