

VILLAGE ON THE GREEN CONDO III

BOARD MEETING MINUTES

Date: January 16, 2019

Time: 4:00 p.m.

Facilitator: Gwen Stuler, President

Call to Order: The meeting was called to order at 4:00 p.m. by Gwen Stuler, President

In Attendance: Gwen Stuler, President; Charles Lee, Vice President; Christina Carlee, Secretary; Pauline DeFillipi, Treasurer; Susan House, Director; Robert Kelly, Ameri-Tech. **Quorum Established.**

Reading of Minutes: Christina Carlee read the minutes of the November 28, 2018 Annual Meeting. There were no comments or corrections and the minutes were approved as read.

Treasurer's Report: Pauline DeFillipi read the Treasurer's report. There were no comments or corrections and the report was approved as read.

Old Business: The Board has been in touch with the Alexander Apartments property managers. They have been very cooperative. Regarding drainage issues, they reported that they have done all they are going to do right now. It is suggested that we see what if anything should be done in spring or summer. They did plant some trees to hide the dumpster area behind 2549. They have also been cooperative about not having their garbage collection folks coming at night. VOG Condo III residents are encouraged to continue to let the Board know of anything that impacts Condo III. The Board has received notifications of coyotes on Alexander properties. Coyotes inhabit every county in Florida and do not attack humans.

The Board was able to obtain the requisite number of proxies in order to complete Condo III business. Barb Forsythe and Barb Bozinski were very helpful in obtaining proxies.

New Business: Robert Kelly reported that additional door pins need to be installed on the garbage enclosure doors. A resident reported that the garbage enclosure door for 2545 is not opening properly. A recycling bin has been added to the garbage enclosure for 2556.

Sprinkler technicians will be coming around to evaluate our sprinkler systems.

Robert reported that drainage work will be done to alleviate the situation of water from 2514 draining into 2508. This will be done on or around January 29, 2019.

Gwen reported that a routine fire inspection will be done next week.

Robert reported that a paving evaluation will be done for the roads within Condo III on Monday January 21, 2019. Contractor will provide quotes.

The Board reminds residents to not put garbage or recycling materials on top of the dumpster lids. If dumpsters are full, take it back home with you rather than leaving it sitting on the cement. Use the dumpster that is nearest your residence.

Remember that plastic bags of any kind are NOT recyclable. If you collect your recyclables in a plastic bag, you must empty them out into the recycle bin and take the empty plastic bag back home with you for disposal in your regular garbage. Styrofoam is NOT recyclable. Publix has collection containers for plastic bags and Styrofoam if you choose to take them there.

Dial Directories were distributed in June of 2018. Gwen has them available.

Walking at night: If you choose to walk when it is dark, remember to carry a flashlight and wear light colored clothing. There have been a few close calls of pedestrians almost being hit by drivers.

Questions and Concerns:

Q: A resident described a situation of their AC being “hijacked” and diverted to the neighbor’s unit, which ultimately cost the resident over \$5,000 to fix. This happened while the owners were up north. The owners reported this issue to the Board President and also met with Robert Kelly at Ameri-Tech.

A: AC units are the responsibility of the owners. This is a civil matter. These owners were provided a name of an attorney. Even for people living up north, if anything happens to your AC unit, it is not the responsibility of the Condo Association. Robert suggested that if you are a snow-bird, it is advisable to have someone local check your condo unit every 2-4 weeks. Real Estate companies can provide this type of service. Ameri-Tech also can provide this service.

Q: A 2nd floor resident requested that debris be blown off his 2nd floor stairwell.

A: Frosty could occasionally do this.

Adjournment: Christina made a motion to adjourn, it was seconded by Pauline and the meeting was adjourned at 5:10 p.m.