

VILLAGE ON THE GREEN CONDO III

BOARD MEETING MINUTES

Date: March 20, 2019

Time: 4:00 p.m.

Facilitator: Gwen Stuler, President

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

Call to Order: The meeting was called to order at 4:02 p.m. by Gwen Stuler, President

Reading of Minutes: Chris Carlee read the minutes of the February 20, 2019 meeting. There were no additions or corrections. Gwen made a motion to approve, it was seconded by Susan, and the minutes were approved as read.

Treasurer's Report: Pauline DeFillipi read the treasurer's report. Chris made a motion to approve, it was seconded by Gwen and the report was approved as read.

Property Manager's Report: Two members of the Board met with Robert Kelly and Kip Kollomeyer of Mitchell Insurance at the Ameri-Tech offices on March 6, 2019 to go over the new insurance policy for Condo III for this year.

The new Condo III website is up and running. The web address is **villageonthegreen3.com**. It will continue to be further developed. The website now contains the names of the Board of Directors and various documents including Condo III Bylaws and Rules and Rights documents. As the website is further developed, additional documents will be added including Board meeting minutes and the monthly community newsletter. Hurricane preparedness information including a list of shelters will be added prior to the start of hurricane season on June 1. (Shelter information is also available on the Pinellas County Government website.)

Old Business: Plans for fertilization of palm trees was discussed. Tree trimming was discussed. There was discussion regarding some carports that need to be repaired.

Gwen asked the owners in attendance what topics they would like to be informed about on a regular basis. An owner discussed that he would like a process for feed-back and follow-up following the owner's submission of work orders for Frosty. The Board and Robert Kelly will look into the matter.

New Business: The new Master Insurance Policy was discussed. The new policy goes into effect in March. There was only a slight increase in premium cost over last year's policy. The new policy covers mold and sewer back-up. It also covers the newly installed garbage enclosure structures. The new appraisal amount is \$19.8 million dollars which is based upon the 2018 appraisal. A new appraisal will be required in 2020.

New Business (cont.): Only one unit in Condo III is currently up for sale. There have been 4-5 sales since last October. Each has sold at market value or at the asking price. A unit sold last Wednesday that was a foreclosure sale due to failure of the owner to pay maintenance fees. It is hoped that Condo III will be able to recoup those maintenance fees.

Landscaping Update: No new mulch has been applied in two years, pavers might be needing sand or sealant, shrubs are needed in several areas. Gwen asked owners to please let her know if you are aware of specific areas that need shrubs. There was discussion about ant hills and who is supposed to treat them.

Questions and Concerns:

Q: An owner at 2557 Laurelwood Drive mentioned that shrubs are needed and that the mowers keep running over them. **A:** Please let Gwen know specifically where shrubs are needed.

Q: An owner at 2535 asked about the status of a French drain which was supposed to be installed. She also had an engineer evaluation done regarding her drainage issue. **A:** Robert asked her to provide him with the engineer's report. She will also set up a meeting with Robert to discuss the issue.

Q: An owner mentioned that water is coming into her lanai after 1-2 inches of rainfall. **A:** A walk-around during a rain was suggested in order to evaluate drainage/standing water issues.

Q: An owner at 2545 B mentioned ongoing sprinkler issues and leaking sprinkler heads. **A:** The sprinkler people come out every month. Robert will also talk to Frosty about sprinkler issues.

Q: An owner mentioned the Spectrum 5-year contract and asked if other options were explored. **A:** There is no other cable company around who can give the service that Spectrum does. In 5 years, things will be different regarding technology, TV and internet. The Board had researched and voted upon the Spectrum contract.

Q: An owner raised questions about the budget. **A:** Robert gets quotes on everything including utilities, usage decreases or increases, etc. at least 1 to 1.5 years prior to the end of any contracts. A budget work-shop occurs in October at the Ameri-Tech office. Owners are invited to attend.

Q: An owner mentioned a "lake of water" that forms between the rear of his building and the rear of 2556 Royal Pines building every time it rains. **A:** The board will be looking into rain water drainage issues.

Q: An owner mentioned that the new carports appear to be made of aluminum instead of steel. **A:** Carports are indeed made of aluminum and must withstand 145 MPH winds. They also require building permits. There was some additional discussion regarding some carports that are not draining off rain water properly.

Adjournment: Chris made a motion to adjourn, it was seconded by Gwen, and the meeting was adjourned at 5:17 p.m.