

VILLAGE ON THE GREEN CONDO III
BUDGET, ANNUAL, AND ORGANIZATIONAL MEETINGS MINUTES

Date: November 20, 2019

Time: 4:00 p.m.

Facilitator: Gwen Stuler

In Attendance: Gwen Stuler, President; Chris Carlee, Secretary; Pauline DeFillipi, Treasurer; Suzy House, Director; Robert Kelly, Property Manager—Ameri-Tech.

Call to Order: The meeting was called to order at 4:10 p.m. by Gwen Stuler.

Budget Meeting Quorum Established: A quorum of officers was present for the Budget Meeting.

Budget Approval: There was a motion by Chris to approve the 2020 Budget as developed, it was seconded by Pauline DeFillipi, the vote was unanimous, and the Budget was approved as developed.

Reporting Requirements: The Board voted unanimously to have a financial audit completed in 2020.

Adjournment: There was a motion by Gwen to adjourn the Budget meeting, it was seconded by Suzy, and the Budget meeting was adjourned at 4:17 p.m.

Annual Meeting Quorum Not Established: The required quorum of 76 VOG III owners, by either their presence at the meeting or their proxy forms, was not established. Therefore, the formal Annual Meeting could not take place. However, Robert Kelly allowed for the reading of the minutes from the October Board meeting.

Reading of Minutes: Chris read the minutes of the October 16, 2019 Board meeting. There was a motion by Suzy House to approve, it was seconded by Gwen, and the minutes were approved as read.

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

Informal Property Manager’s Report: Robert mentioned that drainage work at 2557 Laurelwood would begin on Friday 11/22/2019. Gwen and Robert answered a few questions from owners about the new Spectrum contract which begins on 01/01/2020 and the \$10.00 increase in monthly condo fees.

Old and New Business: Gwen mentioned that the new maintenance man for VOG III is Odesti Lico and that his hours are 8:00 a.m. to 1:00 p.m. Monday through Friday. Gwen encouraged owners to say “Hello” and to make him feel welcome.

Gwen then touched on the topic of the need for **civility** here at VOG III. We must always have an atmosphere of mutual respect between owners and Board members. There have been several incidences of owners exhibiting uncivil behavior by verbally accosting and insulting VOG III Board members; sending hateful, insulting e-mails to Board members; and delivering insulting written notices to other owners about VOG III Board members. Gwen reminded attendees at this meeting that the VOG III Board is comprised of a team of hard working and very committed VOLUNTEERS who always try to do what is best for our community.

Adjournment: The informal Annual Meeting was adjourned at 4:43 p.m.

Organizational Meeting Quorum Established:

In Attendance: Gwen Stuler, Chris Carlee, Joy Grubb, Ed Wilday, Robert Kelly. (Absent—Kevin Judd.)

Call to Order: The meeting was called to order at 4:53 p.m. by Robert Kelly. Robert served as Chairperson for the meeting

Appointment of Officer Positions: All attendees were designated as directors prior to their appointments. Robert explained that one position would need to be a 1 yr. term. Joy agreed to have the 1 yr. term. Ed nominated Joy for the treasurer position, it was seconded by Chris, the vote was unanimous, and Joy was then appointed as Treasurer. Gwen nominated Ed for the position of Vice President, it was seconded by Chris, the vote was unanimous, and Ed was then appointed as Vice President (2 yr. term). Gwen moved that Chris continue as Secretary for the remaining year of her term, it was seconded by Joy, and Chris was approved to remain as Secretary (1 yr.). Chris nominated Gwen for the position of President, it was seconded by Ed, the vote was unanimous, and Gwen was appointed as President (2 yr. term). Gwen nominated Kevin for the position of Director, it was seconded by Chris, the vote was unanimous, and Kevin was then appointed as Director (2 yr. term).

Adjournment: Gwen moved for adjournment, it was seconded by Chris, and the meeting was adjourned at 5:02 p.m.