

VILLAGE ON THE GREEN CONDO III BOARD MEETING MINUTES

Date: October 16, 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. **Quorum Established**

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

Reading of Minutes: Waived

Treasurer's Report: Waived

Old Business: Guest speaker Mark DeMasi, Senior Account Executive with Spectrum, spoke about the new Spectrum offer to VOG III. This offer will include Internet with WiFi service at 100 mbps and will upgrade cable TV service to "Bronze" level which will add an additional 93 channels. Mark shared some additional details about the offer. A letter will go out to all VOG III owners which will include the new bulk Spectrum phone number for customer service.

Property Manager's Report: Robert Kelly advised that the proposed 2020 budget will be mailed out on or before October 22, 2019. The deadline to ask questions about it will be November 20, 2019. There may be a fairly large increase in the insurance premium rate. This is a result of the re-insurance carriers raising *their* rates by 5% to 25% due to hurricane claims elsewhere. There have been no claims by VOG III in the last 5 years. An additional 7.5% must be added into the budget to plan for this insurance rate increase.

Also, water and sewer costs will be higher next year. In addition, more of the budget money must be put into reserves to cover needed infrastructure improvements such as gutters, roofs, facia, concrete, paving, and carport roofs. Over 30 carport posts were recently replaced. Robert described the various infrastructure work that still needs to be done.

Ratification of Board Decisions: The Board voted three to one to approve the new Spectrum Contract. The Board voted unanimously to approve concrete and asphalt repairs.

New Business: Chris described the new newsletter delivery process. VOG III owners with internet are encouraged to view the newsletter online at villageonthegreen3.com. Those who still require a hard copy must notify a Board member to make that request.

Questions and Concerns: Q: Two owners mentioned gutter issues at 2561 and 2531. **A:** Robert will look into the issues.

Adjournment: Suzy made a motion to adjourn, it was seconded by Gwen, and the meeting was adjourned at 5:02 p.m. The Annual Members Meeting will be November 20, 2019 at 4:00 p.m. Installation of new Board members and budget approval will take place at this meeting.