

VILLAGE ON THE GREEN CONDO III

BOARD MEETING MINUTES

Date: September 18, 2019

Time: 4:05 p.m.

Facilitator: Gwen Stuler, President

In attendance: Gwen Stuler, President; Chris Carlee, Secretary; Pauline DeFillipi, Treasurer; Robert Kelly, Property Manager--Ameri-Tech. Absent: Suzie House, Director; Charles Lee, V.P. **Quorum Established.**

Call to Order: The meeting was called to order at 4:05 p.m. by Gwen Stuler

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

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

Property Manager's Report and Old Business: Robert Kelly discussed various carport and drainage issues. He explained that a lot of work has been done to address both of these needs. A limiting factor is the amount of available money in the budget. Drainage issues were fixed at 2531 and 2555. Water was coming in through the foundation at 2555-D. The issue was addressed. Other VOG III addresses with drainage issues are also currently being evaluated and addressed.

Regarding gutters, there were also quite a few gutter repairs that were done this summer.

Regarding carports, J. Bolt Construction did a structural evaluation of all VOG III carport posts and determined which ones were "severe", "marginal", or "fairly good". Unfortunately, there were not too many in the "fairly good" category. Thus far 23 carport posts have been replaced by J. Bolt. An additional four of those newly replaced carport posts had to be repaired due to deliberate actions by one owner's co-resident.

Four carport posts at 2549 Royal Pines Circle are currently being replaced due to rusting from the inside out and also due to damage caused by accidental impact by an owner's vehicle. The replacement of carport posts by J. Bolt was just under \$600.00 each which was a really good price. Replacement of the foundational piers (the square that the post fits into), if required, was an additional cost.

Regarding carport roofs, if more than 25% of a carport roof requires replacement, then the entire roof must be replaced. Currently, the Board is evaluating which carport roofs must be replaced or repaired.

Regarding concrete drive pads, the Board and Robert Kelly have done a walk around to evaluate which ones are crumbling and therefore present a potential tripping hazard. Those will need to be replaced. Regarding the asphalt roads, Robert says there are still 4-5 years of life left in them before complete milling and paving will be required. In the meantime, asphalt repairs of the dips and potholes will be done.

Regarding 2019 spending, \$14,000 had to be spent on mulch that wasn't previously budgeted for.

The 2020 Budget Workshop will be held at the Ameri-Tech office on September 19, 2019 at 1:00 p.m. Owners are welcomed and encouraged to attend.

Old Business: Gwen discussed the handout that was given to all meeting attendees as they entered. The handout describes the following: The 2019 Budgeted Expenses, including a colored pie chart; a list

of the various VOG III property-related projects that were completed since January 1, 2019; a list of the VOG III Board accomplishments since January 1, 2019, including a detailed description of the documents and on line work order feature which are now available on the VOG III website, villageonthegreen3.com.

Gwen advised attendees that she has spoken with John Stover, President of the VOG Recreational Association, regarding some owners' requests to allow RV's and other types of guest vehicles to park in the Clubhouse parking lot. John says that is fine, providing he is notified ahead of time.

New Business: Gwen announced that there are Board vacancies that need to be filled. Charles Lee had to resign due to the demands of his job which is in Sarasota. The terms for Suzy House and Pauline DiFillipi will end on January 1, 2020, and they have chosen not to run again. The Board asked for the attendees to please be thinking about possibly running for a Board position or to notify a Board member if you happen to know of anyone who might be interested. Chris Carlee mentioned that it would be great to have a male board member, to possibly provide a male perspective on our various building and landscape needs. The notice is going out in the mail to all owners in a few days which will ask for nominations to the Board.

Gwen discussed the Internet offer from Spectrum. There was a second handout that was distributed to attendees that pertains to that offer. The majority of attendees at this meeting verbalized their support of VOG III adding Internet to our current cable service provided by Spectrum. The addition of Internet service which would cost each owner approximately \$10 extra on their monthly condo fees, with a 5% increase per year for the 5-year contract period. This would eliminate the \$65.00 per month individual Spectrum Internet charge that current Internet users are having to pay.

Extra copies of both handouts are available from any Board member.

Gwen cautioned to be on the lookout for scammers, both on the phone and in person at our doors. No one from the IRS, Social Security or your credit card companies will ever ask you for your account numbers. And soliciting in VOG communities is not permitted. Remind the door-knockers of this rule.

Questions and Concerns:

Q: An owner mentioned that there is a low area in the asphalt on Royal Pines Circle that rainwater collects in for even 4-5 days after the rain, as it drains off of the adjacent land. A: The next mill and pave will address that issue.

Q: An owner mentioned the asphalt parking pad at 2531. She says it is "bad". A: Robert will take a look at it.

Q: The guest parking space at 2531 is bad across from Frosty's shed. A: Service trucks must park there and that speeds up the deterioration. All parking pads are being evaluated to see which ones need to be replaced with new concrete.

Q: An owner asked for some enhancement to the online work order feature that would allow some type response feature, so that the sender would have a copy of what they sent. A: Robert Kelly will check with the IT staff at Ameri-Tech to see if this can be built in.

Q: An owner asked if the carport posts are supposed to be maintained. A: Once a year they should be checked and re-painted with rust prevention paint as necessary. A problem is that they do sometimes rust from the inside out, which would not be visible.

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