

**VILLAGE ON THE GREEN CONDO III  
BUDGET MEETING, ANNUAL MEMBERSHIP MEETING, AND ORGANIZATIONAL MEETING MINUTES**

**Date:** December 23, 2020

**Time:** 4:00 p.m.

**Facilitators:** Gwen Stuler and Robert Kelly

**In Attendance:** Gwen Stuler, President; Ed Wilday, Vice President; Chris Carlee, Secretary; Joy Grubb, Treasurer; Robert Kelly, Property Manager—Ameri-Tech. (Absent--Kevin Judd, Director)

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

**Quorum Status:** An adequate quorum was established for the Budget meeting and also for the election of officers.

**Budget Approval:** Chris moved that the Budget be approved as previously developed. It was seconded by Ed, and all officers present voted to approve the 2021 Budget.

**Adjournment:** There was a motion by Gwen to adjourn the Budget meeting, it was seconded by Chris, and the meeting was adjourned at 4:10 p.m.

.....  
**Annual Membership Meeting Call to Order:** The Annual Meeting was called to order by Gwen at 4:10 p.m.

**Quorum was not established** for the Annual Meeting, but the 60 owners present either by physical presence or proxy, were adequate for the Budget approval and the election of officers.

**Closure of Ballot Box:** Robert asked if there were any owners present who still needed to vote for the 2021 officers. None of the owners present still needed to vote. Therefore, Gwen made a motion to close the ballot box, it was seconded by Chris, and the ballot box was closed at 4:12 p.m. There were 76 ballots to count. A team of four randomly chosen individuals, who are not officers, were assigned to begin counting the ballots. This was accomplished in the card room and was supervised by Robert.

**Reading of Minutes:** Waived. Instead, Chris gave an update on the VOG III website and made available to owners some copies of a list she created of the information and documents that are currently available there, including minutes from previous VOG Board Meetings.

**Treasurer's Report:** Joy gave the treasurer's report. Chris moved to accept the treasurer's report, it was seconded by Ed and the report was approved as read.

**Old Business and Property Manager's Report:**

Carport post replacements are scheduled to be completed in 2021. All electrical box repairs/replacements were completed except for 2544 which was a late addition. Consolidated Electric is currently awaiting parts and supplies to complete it. Some exterior painting might need to be done in 2021. Robert will be obtaining evaluations and quotes from several providers. There appeared to be a storm drain issue and standing water was accumulating behind 2549 and 2543. Odesti cut trenches on either end to address the issue, the water then flowed out and is now gone. There is a culvert between 2555 and 2549 that needs to be cleared out. We might be able to get the City of Clearwater to do it. Ed had done an evaluation of this area and found that it is partially clogged. Robert will look into putting

more gutter guards onto our existing gutters on the single-story buildings. Odesti is able to install these. Odesti cannot do this on the two-story buildings. Robert will get quotes from providers for that.

Gwen then asked if there were any questions from the owners present:

**Q:** 2519--The rear gutter has a leak in it.

**A:** Please submit a work order. Two story buildings will be quoted for possible gutter guards.

**Q:** 2555 by the storage shed, water is collecting on top of the cement.

**A:** Please submit a work order.

**Q:** 2550 gutter is broken out.

**A:** Please submit a work order.

**Q:** 2525 corner unit. There is no spout to bring the gutter away from the building.

**A:** Please submit a work order. Odesti can purchase and install gutter extensions. Work orders can be submitted either online via the VOG III website at [villageonthegreen3.com](http://villageonthegreen3.com) or written out on a paper work-order form. The blank work-order forms are in the green box below the bulletin board on RPC.

**Q:** Is it OK to hang a flag outside of the unit? Is it o.k. to drill holes into the wood? What about stucco?

**A:** Only American flags are permitted, and it must be of a size that fits the area, i.e., not too large. Do not drill into stucco.

**Q:** Are the fire alarms tied into the City of Clearwater Fire Dept.? An alarm was going off the other day, but the fire dept. never arrived.

**A:** If someone actually pulls the actual fire alarm lever located in the box on the exterior of buildings, the fire dept. is indeed notified, and the fire dept. will come out to that location. If alarms go off by themselves accidentally, the fire dept. does not get notified. Alarms can sometimes be triggered by water intrusion or contractor errors. But any time you think there is a fire, just call the fire department. Do not call Ameri-tech.

**Q:** The building behind 2502, there is a cannister with the lid off and wires exposed. Cable company?

**A:** Gwen will get Odesti to check it out and determine who to call.

**Q:** The dying Hibiscus between 2545 and 2541 was supposed to be taken out and replaced. Not done.

**A:** Gwen will contact Odesti about it

**Q:** What is the status of the paver work? 2514 A and B still need attention.

**A:** Gwen called Gemstone. They are finishing up the project. There are 1 or 2 buildings still to be addressed. Also, Gemstone will address the white residue that is now appearing on some of the pavers.

**Q:** Will there be any new mulch in the budget for 2021?

**A:** No. No budget money has been allocated for mulch.

Gwen then asked for suggestions for next year: An owner suggested purchase of a park bench to be installed at 2545 Laurelwood to allow owners to be able to view the lake.

There were no further questions or suggestions. Robert then came in and announced the results of the election: Joy Grubb and Chris Carlee were re-elected by strong majorities to the two open Board positions.

**Adjournment:** There was a motion by Chris to adjourn the Annual Meeting, it was seconded by Ed, and the meeting was adjourned at 5:07 p.m.

\*\*\*\*\*

**Organizational Meeting Quorum Established**

**In Attendance:** Gwen Stuler, Ed Wilday, Chris Carlee, Joy Grubb. Absent—Kevin Judd.

**Call to Order:** Gwen called the meeting to order at 5:10 p.m.

**Appointment of Officer Positions:** Gwen made a motion for the current officers to keep their same Board positions in 2021. It was seconded by Joy. The vote was unanimous by the four officers present for the officers to retain their current positions: Gwen Stuler, President; Ed Wilday, Vice President; Chris Carlee, Secretary; Joy Grubb, Treasurer; Kevin Judd, Director.

**Adjournment:** Chris made a motion to adjourn the meeting, it was seconded by Gwen, and the meeting was adjourned at 5:15 p.m.