

VILLAGE ON THE GREEN CONDO III BOARD MEETING MINUTES

Date: February 19, 2020

Time: 4:00 p.m.

Facilitator: Gwen Stuler

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

Call to Order: Gwen called the meeting to order at 4:02 p.m.

Old Business:

Reading of Minutes: Chris read the minutes of the January 15, 2020 Board Meeting. There was a motion by Joy to accept the minutes, it was seconded by Ed, and the minutes were approved as read.

Treasurers Report: Joy gave the treasurer's report. There was a motion by Chris to accept, it was seconded by Gwen, and the treasurer's report was approved as read.

Property Manager's Report: Robert gave an update on an issue pertaining to the recent asphalt paving. With regard to an area where previous asphalt was placed over concrete, which was not addressed in the recent asphalt repaving, and which is now cracking and crumbling, he said that that area will have to be addressed in future with concrete replacement.

Robert reported that he did a walk-around with J-Bolt Construction, the general contracting company that had previously replaced carport posts for VOG III. They evaluated remaining carport posts to determine which were severe enough to require replacement. Robert explained that when rust is seen on the exterior of the post, that usually indicates that there is rust on the interior of the post that is more severe since the posts tend to rust from inside to the outside. A quote has been obtained that the Board is currently reviewing.

In addition, the carport roof at 2529 has a large hole, along with adjacent rust. Robert will get a quote for either repair or replacement, whichever is required.

Robert also mentioned that the 2519 parking spaces at D and H have an overhead beam that is severely rotted out.

Robert reported that in 2019 the worst of the worst carport posts were replaced. At the recent evaluation a couple of weeks ago, an additional 25 posts were identified as needing to be addressed immediately, i.e. before the next hurricane season ensues. These posts had deteriorated even further since last year's evaluation. Robert applied yellow tape to indicate

which posts were determined to be “severe.” Four or five of the “severe” posts were rusted all the way through or almost all the way through, and there is a good chance that they might fail in a strong wind.

New Business: Gwen reported that all five Board members on 01/25/2020 attended a 4-hour State of Florida Condominium Certification Class and are now fully certified. She reminded owners that the Board members gave up their time on a totally volunteer basis to take this class and obtain certification.

Kevin Judd gave a summary of the findings of the Board’s recent walk-around evaluation of the VOG III properties that was completed on 01/30/2020. Robert Kelly gave additional information pertaining to some of the issues that were identified including rusted electrical boxes. Robert has contacted two electrical companies, Dunedin Electric and Action Electric, to provide quotes on replacement of the electrical boxes that are severely rusted out.

Questions and Concerns:

Q: An owner reported that exterior flood light on the rear of 2557-F is not working. Odesti replaced the bulb and it still does not work. A: There was discussion as to where the electrical source for this light may be located. The Board will look into this.

Q: An owner asked if there was any schedule for power washing, especially of stairs. A: Regular power washing will be done in the spring, usually March or April. Algae on the sides of buildings will also be addressed at that time.

Q: An owner asked if some taller foliage could be planted behind the VOG buildings that bump up to the Alexander Apartments property in order to block out the view of that property. A: No, the Board has already contacted Alexander Apartments Property Managers about that issue and they have no plans for planting any foliage there. Q: Could VOG plant the foliage? A: No, there is not enough room on that VOG land to plant any.

Q: An owner of a 2nd floor unit at 2555 wanted to know if the very tall shrubs behind her building that are blocking that 2nd story view could be trimmed down to about the 5-foot tall level. She stated they are currently at around 12-15 feet tall. A: Robert responded that he will see what TLC would charge to do that job.

Q: An owner at 2529 reported that there are asphalt stains on her carport concrete pad that resulted from a neighbor in her building who walked and rolled a walker through the wet asphalt. A: Robert will speak to Odesti regarding a recipe that Robert obtained from the asphalt company for possible removal of those stains.

There were no other questions or concerns.

Adjournment: Chris made a motion to adjourn, it was seconded by Gwen, and the meeting was adjourned at 4:45 p.m.