

**VILLAGE ON THE GREEN CONDO III
BOARD MEETING MINUTES**

Date: January 15, 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 4:00 p.m.

Old Business:

Reading of Minutes: Chris read the minutes of the November 20, 2019 Budget Meeting, Annual Members' Meeting, and the Organizational Meeting for Installation of Officers. There was a motion by Gwen to accept the minutes, it was seconded by Joy, and the minutes were approved as read.

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

Property Manager's Report: Robert Kelly gave an update on the paving work. There were a few questions from owners as to when it would be dry and available to walk and drive on. Another owner asked if the paving costs are coming out of the 2019 or the 2020 budget. Gwen explained that it will come out of the 2020 budget. Regarding concrete drive repairs, Robert explained that certain areas were chosen based upon their severity. Additional concrete repairs will be done in the future as the budgeted permits. An owner at 2531 expressed concern over some areas of crumbling asphalt on the 6- car parking pad. Robert said he would review that area. Robert commented that this VOG community is in very good shape compared to many other communities that he is familiar with. The next round of seal coating will take place on January 16, 2020. Yellow striping will be done on Friday January 17, 2020.

Spectrum Update: Gwen asked attendees how the Spectrum bulk internet installation went. Several people expressed that it went very well with no issues. Gwen mentioned that a few of us lost our WiFi but we finally got that corrected. One person mentioned that she had not yet called Spectrum to get it set up. **Gwen reminded everyone that they must call Spectrum by Jan. 31, 2020 to get set up.**

Gwen drew the attention of attendees to a poster board she had brought to the meeting that provides important information including: The Spectrum phone number, the City of Clearwater phone number for large item pick up, the proper recycling reminder, and the Villageonthegreen3.com website. She encouraged owners to please use the website to find out important updates and information.

New Business:

Recycling and Disposal—with the recent holidays there was more trash produced. Also, people moving in and out creates more trash and recyclables. The paving work might have kept one collection off schedule. The large enclosures are overflowing with trash. If there is no room in the bins or dumpster for your trash or recyclables, do not leave them on the ground. Please just keep it in your home until you can properly dispose of it. Remember also that plastic bags of any kind are not recyclable. If you collect your recyclables in a plastic bag in your home, you must empty them out from the plastic bag into the recycle bin and then dispose of the plastic bag in the regular garbage. A single plastic bag can bring down the recycling plant machinery for days or weeks.

You must call the City of Clearwater for large items that require special pick-up. Their hours are 6:30 a.m. to 4:30 p.m. Monday through Friday. You will need to give them the number that is displayed on your dumpster.

Financials: The VOG III Board would like to be more prudent about expenditures this year in order to keep at least two months of operating expenses in the balance at all times. This is also the recommendation of the Property Manager.

Shed Doors: Odesti (maintenance man) has found a type of metal material to attach to the bottoms of the shed doors that are weathered and curling up at the bottom. This can then be painted the color of the shed doors. This will be less costly than replacing the whole door.

Drainage Issue: An owner mentioned the drainage issue at 2557 and wanted an update. There have been red flags around the area since November 2019, but no one has ever come back. Kevin mentioned that the area was never marked for electrical. Robert Kelly will check into the status of this project and then will provide an update to the affected owners.

Carport Beams: Kevin mentioned that some of the I-beams are rusted and need to be scraped and painted. He will obtain the specific addresses and provide that information to Robert.

Shrubs: Gwen stated that \$3,000 has been budgeted for shrubs. The Board prefers to plant them in the most visible areas first and if any money is left over, we will look at shrub replacement at the sides and backs of buildings.

Questions and Concerns: Q: An owner reported that a sprinkler is causing corrosion of his AC handler which will in turn negate the warranty on the system. A: We have well water in our sprinkler system which has more minerals in it than re-claimed water, so this contributes to the problem. The owner was advised to complete a work order regarding the sprinkler so that it can be adjusted either by Odesti or the sprinkler man. If the work order is completed online, then Robert will also see it.

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