

VILLAGE ON THE GREEN CONDO III
BOARD MEETING MINUTES

Date: September 16, 2020

Time: 4:00 p.m.

Facilitator: Gwen Stuler

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

Call to Order: Gwen called the meeting to order at 4:05 p.m.

Reading of Minutes: Chris read the minutes of the Feb. 19, 2020 Board meeting and the Aug. 4, 2020 Special Assessment Board meeting. They were both approved as read.

Treasurer's Report: Joy gave the Treasurer's Report. It was approved as read.

Property Manager's Report: Robert reported that a sprinkler evaluation will be done by TLC to make sure that sprinkler water is not hitting the newly installed electrical boxes.

Information about the proposed 2021 Budget will be mailed to every owner a few weeks in advance of the actual Budget approval meeting to be held in November. This will give owners time to review the proposed budget and to reach out to the Board to ask any questions about it IN ADVANCE of the actual Budget approval meeting.

Gemstone will start re-sanding/re-sealing pavers within the next 1-2 months.

The condition of the roof at 2550 RPC was a potential concern. Robert arranged for evaluations by Green Minority Roofing and also Watertight Roofing. Green Minority Roofing said that a new roof would be required. Watertight Roofing said that repairs could be done, including replacement of the ridge vent, that this would be sufficient and would allow for about 3 more years of roof life. A decision was made to just do the repairs for now at a cost of around \$2,500. Both companies quoted the price of around \$24,000 to do a full roof replacement. Robert recommends that a GAF Platinum level roofer be contracted when roofs do need to be replaced, since those companies can offer a 40-year warranty which would even include a roof replacement if needed.

Other New Business:

Gwen and Chris did a walk-around on 08/25/2020 to inspect the remaining electrical boxes that are not contracted to be addressed by Consolidated Electric. They all look fine and do not appear to need any attention currently. Shrubbery was also inspected on this walk-around and several areas were identified as needing shrub replacements. A list was compiled. Attention focused on the front and sides of buildings that are most visible and around garbage enclosures. These areas will be addressed in coming months.

The Board held a pre-Budget workshop "brainstorming" meeting on 09/03/2020. Gwen, Ed, Chris, Joy, and Robert Kelly were in attendance. (Kevin was absent). Only a couple of areas were identified where we might be able to save some money next year. The goal of the Board is always to try to keep the monthly maintenance fees as stable as possible.

The 2021 Budget Workshop Meeting will be held at the Ameri-tech office in either late September or first week in October. Owners are welcome to attend. The date has yet to be established since Ameri-tech has to schedule it and reserve a room.

There were 7 empty VOG III units and 7 were sold. That is good news for the community.

A pine tree between 2545 and 2541 Laurelwood was recently hit by lightning. A decision will be made as to whether the tree must be cut down or whether it can be left alone to see if it lives.

An owner called police recently about an unidentified car parked in their spot. Police investigated and found that the car had been used in a crime. Please be aware of any strange cars being parked in our community and report it immediately to a Board member. This includes cars that have expired or missing registration stickers or cars not being moved for months. Also, a vehicle cannot just be left here for months while an estate is being settled.

Gwen then asked if there were any questions:

Q: A dead Crepe Myrtle tree was removed at 2561. Will it be replaced?

A: Areas needing trees will be reviewed in the coming months.

Q: The gutters at 2561 and 2519 are causing a “waterfall”. Owners are concerned about the foundation. The gutter at 2525 is repeatedly clogged with pine needles.

A: Odesti found out that Lowe’s has a leaf filter package. Gwen authorized him to buy it and try it out on one building. Please submit a work order if your building’s gutter needs to be cleaned out or repaired.

Q: Owner says the gutter cleaning company did not ever clean out the downspouts.

A: The company was indeed supposed to clean the downspouts. We will continue to investigate and evaluate gutter guards and will get some quotes.

Q: Regarding maintenance fee delinquencies, is this due to Covid 19?

A: No. They are due to foreclosure and another owner with a personal problem.

Q: Regarding Alexander Apts. not maintaining their trees, could VOG III send them a letter?

A: The area is an easement and Alexander Apartments representative says it is not their responsibility. Gwen will ask Odesti if he can trim the ones that are not too tall.

Q: Will an audit be done any time soon?

A: The Board will have to budget for it. Cost will be \$4,500-\$7,000. Owners can vote on whether to waive. Ameri-tech recommends that audits be done every 3-5 years.

Q: Will the VOG III property insurance rate increase?

A: Yes. The rate will increase 10-20%. We are paying for hurricanes and fires that occur in other places. Very few companies handle condo property insurance. VOG III always shops.

Adjournment: There were no other issues raised. The meeting was adjourned at 4:55 p.m.