

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

Date: August 11, 2021

Time: 4:00 p.m.

Facilitator: Gwen Stuler

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

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

Reading of Minutes: Waived

Treasurer's Report: Waived

New Business:

I): Patios--The Board has decided to NOT proceed with an owner vote for a possible amendment to the existing Declaration/Bylaws for VOG III regarding the illegal back patios that have been built upon the common elements.

Daniel Greenberg, Esq., attorney for VOG III, spoke and gave a full and detailed explanation of the governing documents. No one is authorized to make changes to the common elements. Several owners have built patios that extend upon the common elements. The VOG III Board has decided to not move forward with any amendment. Therefore, the existing illegal patios will have to be removed. No deadline date has yet been set as to when these patios must be removed. The cost of removal will be the owner's expense. The original concrete slab may remain. Some additional paver steppingstones could be allowed, to accommodate a muddy area, on a case-by-case basis after review by the Board. There was then some discussion.

Daniel Greenberg spoke again to return to the original issue. Per the existing governing documents, no patios are allowed to be built upon the common elements. Patios currently should not extend beyond 3 feet from the back door.

II): Re-Painting of Buildings—Our buildings are due for re-painting. They were last painted in 2011. Trim was re-painted in 2017. Gwen directed attention to the tri-fold poster board displayed on the easel for attendees to view. The poster explained how much money we have, what we need, and how we can possibly fund this project. Our current funding sources are as follows: As of 10/01/2021 we will have \$126,407 in our Painting Reserves; we can take about \$3,000 from Deferred Maintenance Reserves (and still leave enough in that fund for future projects); and we can use \$1,500 from our Interest fund. Total funds available for painting= \$130,907. Six painting quotes were reviewed by the Board and the company called GC-1 was selected. The cost will be \$169,700. Therefore, there is a shortfall of \$38,793. This amount could be taken from Roof Reserves, which as of 10/01/2021 will have \$399,720. This would leave ample funds in the Roof Reserves to cover the 5 or 6 roofs that will need to be replaced soon. The rest of our roofs have varying life spans left on them, many have 10 years or more remaining. Money from owners' maintenance fees is being deposited monthly into both Roof Reserves and Painting Reserves. The Board will be meeting soon to discuss increasing the

amount that is deposited into Painting Reserves to plan for the next painting project. This will also be discussed at the upcoming Budget work-shop meeting, which any owner may attend.

The transfer of money from Roof Reserves to help pay for the painting of our buildings will require an owner vote. Voting ballots will be mailed out to all VOG III owners by Ameri-tech in the coming weeks. Alternative options are: 1.) Fewer buildings could be painted or 2.) Every owner could pay a Special Assessment fee of \$257.

III.) Soft Washing of Roofs--Robert explained that soft washing of our roofs will be done soon as part of preventive maintenance. Roofs that are scheduled to be replaced will not be washed. Owners are encouraged to keep an eye on the bulletin boards and website for the roof washing schedule.

IV.) Property Insurance Increase--Robert explained that there will be an increase in our property insurance of around 20%. If it winds up being less of an increase, we will be fortunate. Our policy renews in March of 2022. This increase will have to be considered when developing the 2022 Budget.

Questions/Concerns

Q: The weather is hot. Could the patio owners wait until the end of the year to remove them?

A: No, they will need to be removed sooner. A time frame will be established, and the owners will be notified.

Q: The roof at 2526 needs to be replaced. Is this one that is on the list to be replaced?

A: Yes, that roof is on the list of those to be replaced. Roofing quotes are already currently being provided to the Board.

Q: There is a tree with a big red "X" painted on it. Does that mean it is going to be removed? If so, what was wrong with it?

A: Yes, that tree will be removed. It has an insect infestation.

Q: Some owner painted his exterior window frames beige instead of the regulation brown/bronze. What will be done about that?

A: Please send an email to Gwen with the building number and unit.

Adjournment: There were no other questions or concerns. The meeting was adjourned at 5:45 p.m.

Minutes Submitted by Christina Carlee
Board Secretary, VOG III