

VILLAGE ON THE GREEN CONDO III

BOARD MEETING MINUTES

Date: February 17, 2021

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 4:03 P.M.

Reading of Minutes: Waived

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

Property Manager's Report: Electricity usage at 2508 was high. Duke confirmed it was a true meter reading. An electrician is coming out to investigate. TLC will also be checking the pump.

2536 will be tented for termites on March 11, 2021. There will be a meeting with the provider on March 5, 2021 and any owners are invited to attend. Bags will be distributed for things that need to be bagged.

Robert reported that some trees are leaning over the maintenance shed. They are 6-8 inches in circumference. The trees are leaning toward the shed. If they come down, it could be bad for the structure of the maintenance shed. TLC will come in 1-2 weeks and give a quote for addressing the issue.

2550-A: Water was coming into the bathroom through the foundation and slab. This will be addressed.

Robert will be obtaining a quote for gutter cleaning. There are a lot of leaves and dead branches and some gutters are becoming clogged.

2538 reported a water leak of some sort. There was an \$800.00 water bill. A leak detection company was contracted for review on 02/16/2021. The company did not see any leak but a plumbing truck was there the day before and so it was checked it out again in the morning of 02/17/2020. Still o.k.

Robert will be obtaining a quote for a storm drain grate. One quote was for \$750.00. Another quote is coming. Robert is not sure whether the quotes include installation. One quote was from a welder that included installation.

The electrical box at 2544 will be addressed by Consolidated Electric. Owners will be notified of potential power outages while they are doing this work.

Gutters: Ed mentioned that he would like to see Odesti do 1-2 at a time of the one-story buildings. The two-story gutters will be cleaned out by a contracted provider in early or mid-April. Odesti is not allowed to do the 2-story buildings due to liability issues.

Kevin stated he feels that some gutters are getting clogged now. But some other buildings don't have trees near them, so they don't need gutter cleanings as often.

One owner mentioned that there should be a set procedure and schedule for gutter cleaning twice a year. Gwen stated the VOG III maintenance man does clean out the one-story gutters twice a year and

as needed when owners request. Owners need to submit a work order if they feel that their gutters need cleaning. The two-story buildings are done twice in year in the spring and fall.

An owner mentioned possibly putting leaf guards onto our gutters after the upcoming cleaning. Gwen advised that this will be considered and may happen in upcoming months.

2543—Gutters have been overflowing since last year the whole length of the building. This is washing out the mulch from the beds. Also, there is standing water behind 2543.

Odesti dug a trench which improved the drainage but did not completely solve the problem. There is still standing water and high grasses. TLC cannot cut the grasses. Also, algae is building up. Robert reported that he might have to get TLC to evaluate and see if more swales must be created or to further the project and deepen the swale, in both directions, to get it to drain into the storm drain behind 2555. States it might not be that expensive to do. Question as to whether Alexander Properties should play a role in this. Need to see where the property line is located.

Ed mentioned that the plans for the property lines are located in the office. Robert stated he will look into that.

2543 and 2519 need front gutter cleanings. Robert will ask Mark from Park View Development and/or Robert from Window Gang to give us quotes. Quotes obtained thus far are \$879.00 for the 2-story buildings, \$1,050 for the 1-story buildings, and \$1,000 for the carports.

New Business: Chris gave an update on a newly formed seven-member committee of VOG III owners whose task will be to review VOG III's governing documents to see if any changes or updates need to be considered. This type of review has not been done at VOG III in several years. Any changes or amendments to governing documents will then require approval by 66 2/3% of VOG III owners. The members of the committee are: Chris Carlee, Peggy Crump, Mike Gleason (2-story owner), Joy Grubb, Gary Krause (2-story owner), Gwen Stuler, and Ed Wilday. The committee will be meeting either weekly or bi-weekly. Owners who would like to see any changes to current VOG III Rules and Regulations may contact any review committee member. Gwen offered copies of the current Rules and Regulations.

Question-and-Answer Time:

Q: When was mulch done last?

A: Mulching of the most visible areas (i.e. fronts and sides of buildings) was done in 2019 or end of 2018. It is only done every 3 years when the VOG III Association has the money in the budget to do it. It cost \$14,000 last time. This was not budgeted for 2021.

Q: The garbage collector machines and personnel are pushing against the enclosure causing damage to the enclosure. 2549 garbage enclosure has sustained a dent.

A: Gwen has called the City of Clearwater about it. There may need to be some type of barrier installed to prevent this from occurring.

There were no further questions or concerns. Gwen motioned for the meeting to be adjourned. Ed seconded the motion, and the meeting was adjourned at 4:56 p.m.