

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

Date: March 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 4:02 p.m.

Reading of Minutes: Chris read the minutes from the February 17, 2021 Board Meeting. Ed motioned to accept, Gwen seconded, and the minutes were approved as read.

Treasurer's Report: Joy gave the treasurer's report. Chris moved to accept, Gwen seconded, and the report was approved as read.

Old Business: Gwen reported that VOG III is currently in good financial standing. We have almost one month worth of operating expense money right now. There are no units for sale currently in VOG III, which shows that our property is desirable. Selling prices have been good. There are only one or two owners who are behind in their maintenance fees. We have collected 100% of the Special Assessment money from owners. We have a "healthy" amount of Deferred Maintenance money in that bucket for those expenses that have not been budgeted for.

Gwen reminded attendees to please wait until the end of the meeting to ask questions or voice concerns so that the meeting can end on time. Please complete a work order for individual maintenance requests, rather than discussing at a Board meeting.

Gwen asked owners to please follow proper recycling rules and pay attention to the laminated instruction sheets which have been placed on the lids of the recycling bins.

Gemstone has completed their correction of the pavers that had white residue left behind after the sanding/resealing project was done. 2556 RPC is some better but 2561 RPC is no better. Gwen will be contacting Gemstone to see if anything further can be done. The electrical box work at 2544 RPC has been completed. 2532 RPC was tented for termites on 03/11/2021 and no issues were reported with that project. The tenting was for wood termites. It is up to the owners to let the Board know if they discover wood termite activity in their building. Subterranean termites are checked for periodically by Impact Pest Control. Gwen reminded owners to follow proper procedure on how to dispose of large items such as furniture and appliances. If you have hired a contractor to do work in your unit, he must take the refuse away. He MAY NOT place it into garbage bins. Also, it is the owner's responsibility to get old appliances off of VOG III property.

New Business: Odesti has been cleaning out gutters of single-story buildings. He has completed 2502, 2508, 2513, 2514. He is working on 2501, 2507, 2520. He had installed a leaf filter on 2556 some time ago as an experiment. That appears to be effective, so he will be installing more leaf filters onto other gutters soon. Next, he will be pressure washing sheds,

and other needed areas (not sidewalks or driveways since that is done by a professional power washing company). Odesti has been planting new shrubs to replace those that are dead or dying. Chris has been picking up plants at a local nursery to save on delivery fees. Eight new shrubs will go into front of building at 2545 Laurelwood. Shrubs will soon be placed at 2532 and 2538 RPC. If you are interested in having dead or dying shrubs replaced in the most visible areas of your buildings, please let Gwen know.

Gwen gave a reminder of information provided by John Stover, President of the VOG Recreational Association, that only residents of VOG are currently allowed to use the pool. There are no clubhouse events scheduled and there will not be a newsletter printed for March or April 2021. There will still be the annual community yard sale at VOG on April 17, 2021 8:00 a.m.-2:00 p.m. You may put your items for sale out on your driveways. The yard sale will be advertised in the Tampa Bay Times newspaper. Copies of John Stover's notice dated March 1, 2021 was made available to attendees at this meeting. It is also on the VOG III website.

Property Manager's Report: Robert reported that there is ponding water behind buildings 2549, 2543, 2537, 2555. He is awaiting a quote from TLC, and is hoping for a second quote next week, to create a swale to facilitate water drainage from those areas to the storm drain. The storm drain was cleaned out last month.

Excessive electricity usage at 2508 was discovered and the TLC irrigation staff looked at the well pump. Both TLC and the well pump workers thought the problem was the well pump. Two quotes were obtained: \$5500 and \$5300. However, a tree root and cracked pipe were found to be the problem and the repair will now only be \$450.00.

The Board met with the current VOG III property insurance agent at the Ameri-tech office a few weeks ago. The renewal date was March 10, 2021. We expected an increase of 15% and that is what had been budgeted. The increase came in at 17%. Most of the insurance carriers that Ameri-tech contacted did not even want to submit a quote, due to the age of the VOG III properties. American Coastal agreed to insure us again this year. Several other condo properties Robert is aware of had 20-21% increases this year. Next year there will probably be increases as well. We look for "admitted carriers", those that have the backing of the Federal government to ensure the ability to pay claims.

A wind mitigation inspection is required every 5 years, so VOG III is due for that. They will be checking the roofs of each building. You may be asked to provide access in the next 2-3 weeks. The report will be made available to owners who need that for their own property insurance companies. Robert will coordinate with Ed Wilday and the provider, Felton Professional Adjustment Team (FPAT).

Questions/Concerns:

Q: How can we learn who the new owners are who are moving into VOG III?

A: Gwen can provide that information to anyone who is interested. You may contact Gwen.

Q: An owner complained about bird waste on her carport driveway.

A: Please submit a work order

There were no other issues or concerns. Chris moved to adjourn, Ed seconded, and meeting was adjourned at 4:42 p.m.

Submitted by Chris Carlee, Secretary