

## VILLAGE ON THE GREEN CONDO III

### BUDGET MEETING, ANNUAL MEMBERSHIP MEETING, AND ORGANIZATIONAL MEETING MINUTES

**Date:** November 17, 2021

**Time:** 4:00 p.m.

**Facilitators:** Gwen Stuler, President and Robert Kelly, Property Manager

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

**Call to Order:** The 2022 Budget Meeting was called to order at 4:15 p.m. by Gwen Stuler.

**Quorum Status:** Quorum was established for the Budget Meeting (and also for the Election of 2022 Officers).

#### **BUDGET MEETING:**

**Budget Approval:** A motion was made by Chris Carlee to approve the 2022 Budget as previously developed. It was seconded by Ed Wilday, and all officers present voted to approve the Budget.

**ELECTION MEETING:** Closure of Ballot Box: Robert then asked if all candidates for the 2022 Election agreed to abide by the said Rules and Bylaws. All Candidates then did agree. Ed moved to close the Ballot Box, Joy seconded, all Board members present approved, and the Ballot Box was then closed.

**Gratitude to Gwen Stuler:** The Board members and meeting attendees thanked Gwen Stuler with a round of applause for her years of faithful and excellent service on the VOG III Board.

**Adjournment:** There was a motion by Gwen to adjourn the Budget meeting, it was seconded by Ed, and the meeting was adjourned at 4:17 p.m.

**Ballot Count:** The counting of ballots for the 2022 election of officers then began in a corner of the main meeting room, in full view of all attendees, by several volunteer ballot-counters from the VOG III owner community).

#### **ANNUAL MEMBERSHIP MEETING:**

A Quorum was NOT established to proceed with the formal Annual Membership Meeting since there were not enough owners present nor via proxy to meet the quorum requirement. Robert Kelly stated that due to that situation, the VOG III Community did not have enough votes to waive the Financial Reporting (Audit) for 2022. 76 owner ballot votes would be needed, but only 68 owners had submitted ballots or were present at this meeting. A waiver of the Audit was recommended by Ameri-Tech for 2022, since it had already been done in 2018, no issues

were found, it is scheduled for 2021 and will be done, and there was no money budgeted for it for 2022.

Robert stated that alternatively, the New Board (after the election) could ask for a vote on waiving the financial reporting (audit) when the Board meets at the upcoming January 2022 Board Meeting.

**Election Results:** Based upon the ballot count, these will be the new VOG III Board of Directors for 2022: Ed Wilday, Paul Zolynsky, and Peggi Crump. (Joy Grubb and Chris Carlee will continue to serve out the remaining one year of their terms). These individuals today are designated now as “Directors” until specific officer positions are determined at the Organizational Meeting immediately following this meeting.

**Adjournment:** Chris moved to adjourn the Election Meeting, Joy seconded, and the meeting was adjourned at 5:24 p.m.

### **ORGANIZATIONAL MEETING OF NEW AND EXISTING VOG III BOARD MEMBERS:**

**Facilitator:** Robert Kelly

**Call to Order:** The Organizational meeting was called to order at 5:27 p.m. by Robert Kelly

Peggy moved for Joy to become President. Joy declined. Chris then moved for Ed Wilday to become President, Joy seconded, all approved, and Ed was designated as President. Chris moved for Paul Zolynsky to become Vice President, Ed seconded, all approved, and Paul was designated as Vice President. Peggy moved for Chris Carlee to stay as Secretary, Ed seconded, all approved, and Chris was designated as Secretary. Chris moved for Joy Grubb to stay as Treasurer, Ed Seconded, all approved, and Joy was designated to stay as Treasurer. Chris moved for Peggi Crump to become Director, Ed seconded, and all approved for Peggi to be designated as Director.

**Adjournment:** Ed moved that the meeting be adjourned, Joy seconded, and the meeting was adjourned at 5:35 p.m.

Minutes Submitted by Chris Carlee  
Board Secretary, VOG III