

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

Date: October 27, 2021 **Time:** 4:00 p.m. **Facilitator:** Gwen Stuler

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

Call to Order: Gwen called the meeting to order at 4:00 p.m.

Reading of Minutes: Chris read minutes of the September 22, 2021 Board meeting. Ed moved to approve, Gwen seconded, and the minutes were approved as read.

Treasurer's Report: Gwen read the Treasurer's report. There is currently \$200.00 in petty cash and \$537, 927.00 in total reserves. Other amounts in the specific reserves were mentioned. Chris moved to approve, Ed seconded, and the Treasurer's report was approved as read.

Property Manager's Report: 2545-C: Robert received a report about that moisture was coming through the floor. The water remediation company, Dry Solutions, came and evaluated. The owner was advised of the status and agreed to accomplish the sealing of the floor. Robert and Gwen received a letter.

2507-A: This unit that is up for sale and there was a report of water damage in the garage. TLC will give a quote for addressing the damage and sprinkler heads were adjusted.

2556: Robert will obtain quotes for addressing drainage issue behind building. Water is collecting and ponding next to back lanais and back doors of some of the units. Will likely require creation of 2 swales. He will forward quotes to Board.

2543-A: Robert discussed the recent flooding that occurred in 2543-A, a bank-owned unit. It has been in foreclosure sale status for at least 1 year. A neighbor noted water coming out of both the front door and back door sliders. A locksmith was required for Property Manager to gain entry so that mediation efforts could be made by the Association as quickly as possible to prevent any flooding damage to neighboring units. Water valves from washer and refrigerator had been left open by someone who has entered the unit. There were no burst pipes. This unit had a lockbox on the door which no CONDO III Board member has a key to. Robert is currently working with the Bank, the VOG III Property Insurance adjustor, and possibly the VOG III attorney to determine who has responsibility for the costs associated with repairing the damage. The unit had to be completely gutted due to mold on walls and ceiling. The unit will be up for auction on Nov. 3, 2021. Robert will provide updates to the Board as they become available. Gwen had made sure that the water was shut off in 2543-A at the time that it was vacated. It has been empty for about 3 years. Gwen reminded owners to make sure your water shut off valves are turned OFF inside and outside your unit if you are going to be gone for any length of time.

Shrub/Landscape Report: Gwen reported several buildings have recently received new or replacement shrubs including: 2555, 2556, 2520, 2514, and 2545 (around garbage enclosure) and others. Many other shrubs have also been purchased throughout 2021. Also, two Live Oak trees were purchased and planted between 2544 and 2550, and one Live Oak tree was planted behind 2508 that did not previously have any tree in that location.

Chris reminded owners that currently she is the volunteer responsible for purchasing, picking up, delivering, and unloading the shrubs that Odesti plants in our community. This saves VOG III money for delivery charges.

New Business: Increase in Maintenance Fees: Robert explained that the increase in VOG III maintenance fees for 2022 was due in large part to the increase in our property insurance costs. There was discussion with owner-attendees regarding how VOG III shops for the best rates. (The discussion was very similar to what was discussed at the September 22, 2021 Board Meeting). Robert explained that part of the problem with getting more reasonable rate quotes, or getting any quotes at all, is that these buildings will be 43 years old at the time of our next renewal which is March 2022.

Roof Replacements: 2507 and 2526 are scheduled for roof replacements starting on November 11, 2021. Those 2 roofs recently failed a home inspection. 2507 was replaced in 2002. 2526 was possibly replaced in 2007, although the last permit found was for replacement in 1996. The cost to replace 2507 will be \$8,850. The cost to replace 2526 will be \$19,455. So total cost to the Association will be \$28,305. Other roofs that may be coming up for replacement are 2520, 2532, and 2561. Those were replaced in 2005 and 2006. Ed and Robert reminded owner attendees that the Association does not automatically replace roofs just because they have reached a certain age. The normal age span of a roof could be anywhere between 15 and 25 years, but age alone does not mean the roof needs to be replaced. If a roof is leaking, please notify a Board member. It may need either repair or replacement. Also, if an owner finds they are unable to secure homeowners insurance coverage due to the roof, the Board could approve roof replacement. Discussion re: wind mitigation processes and Pinellas County permit data.

Shingle Color: The new roof shingle color will be “oyster gray”. Due to supply chain issues, only a few shingle colors are available, and our existing red shingles are no longer available. The gray will be a good color to complement the new paint and to hide dirt. Examples of the color were printed out and provided for owner-attendees to view.

Additional Discussions: Coyote sightings; Proper procedure for large item removal (i.e. furniture, appliances); Summary/Explanation of the current Work Order process; Issues related to a planned owner-initiated “Grounds and Maintenance Committee.”

VOG Newsletter Process: Chris is the Editor of *Village News*. The newsletter is now essentially an online newsletter due to ever increasing printing costs. Condo II has 87 units. They now only require 10 paper copies. Condo I has also decreased their paper copy requests and are continuing to reduce them. Patio Homes is also seeking to reduce their requirements for paper copies. The newsletter is funded by the VOG Recreational Association which then passes those costs on to each VOG Association, which then must pass the costs onto owners in their maintenance fees. If any VOG III owner does not have internet access, no smart phone, and no tablet, they just need to let Chris know by phone or email and they can still get a paper copy.

Annual Meeting Reminder: The Annual Members Meeting will be on November 17, 2021 at 4:00 p.m. At this meeting will be 1.) The usual monthly Board Meeting, 2.) The 2022 Budget approval vote by Board members, and 3.) Election of the 2022 Board of Directors.

Adjournment: The meeting was adjourned at 5:14 p.m. Next Meeting: Nov. 17, 2021 4:00 p.m.