

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

**Date:** October 19, 2022

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

**Facilitator:** Robert Kelly

**In Attendance:** Ed Wilday, President (via ZOOM); Paul Zolynsky, Vice President (via ZOOM); Chris Carlee, Secretary; Joy Grubb, Treasurer; Peggi Crump, Director; Robert Kelly, Property Manager-Ameri-Tech; 18 owner attendees

**Call to Order:** The meeting was called to order by Ed at 4:08 p.m. **Quorum Established**

**Reading of Minutes:** Chris read the minutes of the April 13, 2022 Board Meeting. Peggi moved to approve, Joy seconded, all voted to approve, and the minutes were approved as read.

**Treasurer's Report:** Joy read the Treasurer's report.

**Property Manager's Report:** Robert explained that VOG III has been assigned a new Property Manager at Ameri-Tech. Her name is Sierra King. Sierra was not able to attend today's Board meeting.

The two-story gutters will be cleaned in November by Window Gang. Odesti is still doing the one-story buildings.

Regarding the Annual Meeting, due to the 60-day statutory requirement, the new date for the Annual Meeting will be December 16, 2022. Applications for the 3 open Board of Directors positions have already been sent out to all owners. You have 20 days to get the application completed and returned to Ameri-Tech if you wish to run for the Board.

2549 RPC—Hose Bibs were replaced; 2508—Oak stump to be removed; 2550-D—Dry Solutions was on site to evaluate and also Dunedin Plumbing; 2508-B---USGI is the provider that was contracted to seal the crack in the concrete slab in the interior floor. This needed to be done before the new flooring could be installed. (VOG III is only responsible for the concrete slab work, not the replacement of the flooring). 2557---There was a very excessive water bill (3 times what it should have been.) Robert checked the meter and it was not moving at all. So, whatever was causing the excessive water usage is no longer an issue. It is possible that whatever was leaking has been repaired by the unit owner. He plans to follow up on this to make sure that is the case. There are 6 units in that building, 2 of those units are unoccupied. Odesti had left notices for the other unit owners. PLEASE have any running toilets or leaking faucets/showers in your unit repaired as soon as possible.

**Newsletter Update:** Chris explained that if any owner does not have internet access, they can receive a hard copy of the newsletter. They just need to call Chris to make that request (813) 334-6725. This is an online newsletter, and it is posted each month on each VOG community's website. (It is not produced during the summer months of June, July, August, and September.) The website address for VOG III is [villageonthegreen3.com](http://villageonthegreen3.com). The newsletter is posted under the heading of "Newsletter." The event calendar is posted under the heading of "Calendar." Currently, Patio Homes (148 units) has been requesting only 30 hard copies; VOG Condo I (62 units) has been requesting only 10 hard copies; VOG Condo II (87 units) has been requesting only 8 hard copies; VOG III (151 units) has been requesting approximately 25 hard copies.

**New Business:** Ed discussed the recent Budget Workshop Meeting of October 11, 2022. The increase in the VOG III monthly maintenance fees will be approximately 12%. Most of the increase is due to the increase in our property insurance premium. The VOG III properties were built in 1979 and are not getting any younger.

Our new landscape company is Millennium Lawn & Landscape. The Board met in late August 2022 to vote on whether we should continue with TLC. It was decided by majority vote that we should not renew our contract with TLC and that we would try out a new company. A letter was sent to TLC giving them 30 days' notice as per the contractual requirement. When they got the letter, they quit that very day. Millennium was able to begin service 2-3 days later.

The September 2022 Board meeting was scheduled for Sept. 28, but Hurricane Ian made landfall that day. VOG III incurred \$4,000 worth of clean-up and fallen tree removal costs.

An owner reported that the day after the hurricane there were solicitors canvassing VOG III trying to sell new windows. Soliciting is not permitted in the VOG III community. If you encounter this type of activity, please call Clearwater Police at (727) 562-4242.

VOG III has had 12 new owners since January 1, 2022. Most of these were in the earlier part of the summer.

A financial audit of VOG III was completed for the 2019 financials. It is available at the Ameri-Tech office.

Ed wishes to thank the volunteers (Pat Akers, Bob Bozinski, Greg Hietpas) and the year-round Board members at VOG III who have been helping out while Ed and Paul have been residing up north. They have helped to identify and resolve various issues including: garbage enclosure issues, sprinkler issues, a collapsed ceiling issue and others.

Odesti's Activities: Odesti has been replacing light bulbs on a regular basis. There was one that was replaced, which burned out again right afterwards. It was discovered that there was a short which had to be repaired. If you submit your work orders online via the website, they will go to Ed and he can follow up to make sure the work gets done in as timely a manner as possible. However, paper work orders placed into the boxes within the community for Odesti to pick up are also still acceptable.

When the power goes out in our community the fire alarms must be re-set manually. With our recent frequent power outages, they had to be re-set repeatedly until Duke resolved power outage issue.

Other activities that Odesti has been working on: Cleaning gutters, he addressed a bug infestation of a shrub at 2556, he planted 3 new flowering shrubs at entrance of RPC, he handled an improper disposal of paint, he has checked on sprinkler heads.

Some owners seem to continue to put out their old appliances, furniture, etc. out for garbage collection and they are out there for days or weeks. YOU MUST CALL the City of Clearwater at (727) 562-4920 6:30 a.m.-4:30 p.m. Monday through Friday to schedule a large item pick-up. Large items are picked up on Mondays. Do not place your large item out there any earlier than Sunday, the day before pick-up day.

**Questions/Concerns:** **Q:** 2541-A. Twelve days ago, he submitted a work order via the website. Has heard nothing since. **A:** Ed will check into this. **Q:** There is a white substance oozing up between the tiles of his lanai. **A:** Ed will check into this. **Q:** There is some kind of sandy material on the sidewalk. **A:** Ed will look into this. He vaguely remembers hearing something about it. **Q:** 2543-A The rear of his unit is flooding. The grassy area fills up with water every times it rains. The entire row of units at 2543 is affected. **A:** Robert will have Millennium look into this area to see if anything can be done. **Q:** 2549 -D. In the rear of the building, every time it rains, the water comes into her lanai. **A:** Robert will have Millennium look into it to see if anything can be done.

**Adjournment:** The meeting was adjourned at 4:49 p.m. The next Board meeting is tentatively scheduled for 11/16/2022 at 4:00 p.m.