

**VILLAGE ON THE GREEN CONDO III**  
**2023 BUDGET MEETING AND ANNUAL MEMBERSHIP MEETING MINUTES**

**Date:** December 16, 2022

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

**Facilitator:** Ed Wilday

**In Attendance:** Ed Wilday, President; Chris Carlee, Secretary; Joy Grubb, Treasurer; Peggi Crump, Director; Sierra King and Robert Kelly, Property Managers—Ameri-Tech; 29 owner attendees; Absent=Paul Zolynsky, Vice President.

**Call to Order:** Ed called the Budget Meeting to order at 4:05 p.m.

**Quorum Status:** A quorum of Board Members was established for the Budget Meeting and for the seating of the 2023 Board of Directors.

**BUDGET MEETING:** Ed answered specific questions that had been raised to him regarding the proposed 2023 Budget including those related to: Property insurance and the finance fees; VOG Recreational Association fees; landscaping costs and our new provider, Millennium; and the Spectrum cable/internet fees. He also answered questions that came from a few attendees including those Budget items related to: Coupon booklets, lock boxes, Sentricon (subterranean termite bait stations monitoring service); the warranty costs for dry wood termites after tenting and eradication has been done on a specific building.

Ed also explained costs for legal expenses, i.e fire hazard, 2 violation letters were sent by Ameritech, no response, our VOG III attorney had to get involved. Two liens were also placed, one owner was deceased, another owner routinely chooses not to pay his maintenance fees for a period of time, then after the lien is placed, he pays them along with other costs incurred.

Additional budget questions were asked and answered: **Q:** Why do we have a landscaping company responsible for trimming our trees? Shouldn't this be done by a tree-trimming company that specializes in tree-trimming with an arborist on staff, such as Bowen's Tree Service? **A:** Our contracted landscaping company is also qualified to do tree-trimming and both TLC and Millennium have an arborist on staff. We do sometimes get competitive quotes from other providers for tree-trimming such as Peckerheads, a tree company that VOG III has used in the past. This issue was then tabled until the next Board meeting when a new Board will be seated.

**Q:** Regarding grounds maintenance, what does Odesti do and how much is he paid? **A:** He does touch up painting, repairs the wall stucco after exterior water shut off valves have been replaced by plumber, cleans 1<sup>st</sup> story gutters, replaces sprinkler heads, replaces burnt out light bulbs, cleans out the garbage enclosure areas, plants new shrubs, and he walks around and inspects the property and reports back to the President. He is currently paid \$19.50 per hour and works approximately 30 hours per week.

**Q:** Could we possibly get a better deal on a maintenance company if we partnered with another VOG community and get more "bang for our buck" for additional things such as carpentry? **A:** Odesti's role is basically that of a handyman, he is not a "maintenance company." Odesti has basic handyman skills but cannot do anything highly skilled or technical and is not covered liability-wise to do anything having to do with tree removal, large tree limb trimming,

or plumbing. We did reach out in the past to the maintenance person for VOG Condo II, but he did not want any extra hours.

**Q:** Who is our VOG III Insurance Agent? Does he shop around? **A:** Kip Kollmeyer is our agent with Mitchell Insurance. Kip is very good about shopping around every year and obtaining quotes from several “admitted carriers”, which are required for a condominium community. (This owner then recommended that the Board send letters to our Florida legislature demanding that they address property insurance costs.)

**Q:** Is it correct that VOG III is paying \$3,890 per month to the VOG Recreational Assn. to maintain the Clubhouse and Pool? **A:** Yes. It is based upon the number of units. So, owners should definitely be using the pool and Clubhouse. Further questions about Recreational Assn. fees should be directed to John Stover, President of the VOG Recreational Assn.

There were no further questions regarding the proposed Budget. Chris moved to approve, Ed seconded, all Board members and owners present voted in favor, and the 2023 Budget was approved.

**Adjournment:** The Budget Meeting was adjourned at 5:05 p.m.

### **Annual Members Meeting:**

**Call to Order:** Ed called the Annual Members Meeting to order at 5:05 p.m.

**Quorum Status:** There were not enough owners present either in person or by proxy to meet a quorum (76). Therefore, the vote on whether to waive the financial audit must be tabled until the additional votes can be obtained over the next 90 days.

**Property Manager’s Report:** Daly Aluminum had previously been approved to replace a carport roof, however after they took a second look, they went up by \$2,000 on their bid due to an error in their original square footage calculations. Therefore, we are now waiting to see if the other bids are still viable, since Daly is no longer the least expensive.

We are waiting for bids for wildlife removal (squirrels) in the attic at 2537.

Window Gang will be cleaning 2-story gutters and downspouts on 12/9/2022.

We have received 1 bid so far for stucco repair at 2561.

Two hose bibs and a shut-off valve were replaced at 2557 due to leaking. A hose bib was replaced at 2550.

The south well pump has not been functioning and we are awaiting a report from Millennium’s provider about that, since it is beyond the scope and expertise of Millennium.

The excessive water bills at 2557 were found to be due to a constantly running toilet in the A unit, a flapper issue. A letter was sent to the owner explaining that it is the owner’s responsibility to replace that. If no result, additional violation letters will be sent.

The staining on the interior ceiling at 2541 was evaluated by two vendors, Mr. Handyman, and Specialty Builders. Nothing was found that would be the responsibility of VOG III to address.

A handicap ramp was requested at 2529. The unit owner must pay for this, but the VOG III Association must first approve it as an architectural modification, since it must be the type that can be removed. Sierra is now awaiting that architectural form and details from the unit owner.

#### **Old and New Business:**

Ed will be resigning as of the end of today 12/16/2022 after 3 years on the Board, 1 as President. Chris Carlee's and Joy Grubb's terms had ended. Since only 2 owners submitted candidate applications, Joy Grubb and Gary Kraus, for the 2 expiring terms on the board, Joy and Gary automatically become new Board members for 2023 by proclamation since they were unopposed. That left 1 additional Board position unfilled to serve the remaining the 1 year left on Ed's term. The new Board of Directors then appointed Pat Akers to fill that 5<sup>th</sup> position on the Board. All Board members are designated as Directors until the Organizational Meeting is held on 12/19/2022 when it will be decided who holds what office. Congratulations to Joy, Gary, and Pat!

**Accomplishments:** 2543-A—Our attorney was able to obtain for us an amicable insurance settlement. This is helping VOG III to stay in the black. We inherited \$6,000 worth of debt (expenses over budgeted amounts) from last year and this settlement helped us to avoid a Special Assessment. Ed expressed a concern that the new board proceed cautiously, from a financial point of view, at least until after the next insurance cost is known.

Roofs were replaced at 2507 & garage, 2520 and 2526. We have more roofs that will need to be replaced soon. New gutters were installed at 2526. We recovered well from hurricanes Ian and Nicole with no damage except a downed tree and many downed limbs. Millennium did the cleanup and filled 1.5 dump trucks with debris. The stump from the downed tree was also eventually removed by Millennium.

We switched to LED lightbulbs for the most part to save money on our electrical bills. We will use up the lightbulbs we have on hand before we can completely switch to LED's.

**Questions and Concerns: Q:** The approach to the mailboxes located across from 2531 has uneven surfaces that present a tripping hazard. **A:** Sierra will look at this area to see what needs to be done.

There were no other questions or concerns voiced. Joy moved to delay the Organizational Meeting until Monday 12/19/2022 at 2:00 p.m. so that Paul Zolynsky will be able to attend. Peggi seconded; all Board members voted in favor of this.

Ed moved to adjourn, Chris seconded, all were in favor, and the meeting was adjourned at 5:30 p.m.

#### **Next Meeting Dates:**

Organizational Meeting: Monday 12/19/2022 2:00 p.m.

Regular Monthly Board Meeting: Wednesday 1/18/2023 4:00 p.m.