

**VILLAGE ON THE GREEN III
ORGANIZATIONAL MEETING MINUTES**

Date: December 19, 2022

Time: 2:00 p.m.

Facilitator: Paul Zolynsky

Call to Order: Paul called the meeting to order at 2:01 p.m.

In Attendance: Paul Zolynsky (via ZOOM); Peggi Crump (via ZOOM); Joy Grubb; Pat Akers; Gary Kraus; Sierra King, VOG III Property Manager-Ameri-tech; Robert Kelly, Property Management-Ameri-tech; Angie, Trainee-Ameri-tech; Chris Carlee, Outgoing Secretary

Agenda: The main purpose of the meeting is to establish the officer positions on the Board. Paul asked for suggestions from the group. No one had any. He then made the following suggestion: President-Paul; VP-Pat; Sec.-Peggi; Treasurer-Joy; Director-Gary. All agreed. Paul then made a motion to assign these officer positions as stated, Pat seconded the motion, all were in favor and in agreement, and so the Board officer positions were assigned.

Discussions and Plans: Joy expressed a desire to have additional meetings with the Board members, not just the monthly Board meetings, so that the Board members could discuss things that are going on rather than the long email chains that are sometimes difficult to follow. Paul suggested additional quarterly meetings for the Board members to discuss things. The owners would also be invited.

It was highly recommended that Pat and Gary attend condo board training which Ameri-Tech provides. Sierra will send an email to all the new 2023 Board members with the schedule. It is a free 2.5 hour ZOOM class. Ever since Covid-19, it is no longer given in person. Please email Rita in administration at Ameri-tech of your desired attendance date.

VOG III Maintenance Person: Paul discussed his plans for how he intends to supervise/manage the VOG III maintenance person. Paul will call or text Odesti to explain to him who he will be reporting to from now on. Also, Paul expressed his feeling that the entire Board should know what Odesti is doing, has done, and plans to do. We need this information in order to be able to tell our owners what he is doing. Also, Odesti needs to be keeping a written log of his tasks that he has accomplished and what he needs to accomplish. Discussion: Odesti needs a regular schedule of tasks that need to be done REGULARLY, i.e cleaning out the garbage enclosures, cleaning the 1st story gutters, etc. Paul will help Pat to develop this schedule for Odesti. Robert mentioned that we must be cognizant of OSHA standards and that Odesti should not be asked to do certain electrical or plumbing tasks. Odesti's cell phone number will be shared with every VOG III Board member, but Odesti will only report to Pat Akers for his ongoing supervision.

Invoices: Joy mentioned that there needs to be more detail on the invoices that are submitted by providers to Ameri-Tech that our Treasurer must approve and pay. For example, Dunedin Plumbing sometimes bills with varying hourly rates. Why? Sierra agreed to call Dunedin Plumbing to find out the answer. She also agreed to make sure that Ameri-tech obtains the necessary information on all invoices before passing them along to Joy to pay.

Important Meetings: Paul discussed that there are 2 very important VOG III meetings each year: The annual Budget workshop meeting (where the Budget is developed by the Board), and the Annual Members Meeting. The schedule for these meetings needs to be established well in advance. It was decided that the Budget workshop meeting should be on Wednesday September 27, 2023 and that the Annual Members Meeting should be on Wednesday November 15, 2023. Sierra and Robert were also in agreement.

Credit Cards: Paul then discussed the topic of credit cards for Board members. Currently, the President, the Secretary, and Odesti have VOG III credit cards. The Board will look into this topic to determine who besides Odesti may need a credit card.

Pat will be the one to reconcile Odesti's credit card expenses since Pat will be helping to supervise Odesti. Pat expressed his feeling that a Board member should review Odesti's expenses and not just Ameri-tech. All agreed. Sierra will research how Odesti currently submits his expenses to Ameri-tech, i.e. was the VOG III President reviewing them first and then sending to Ameri-tech?

Ongoing Budget Review: Paul discussed the Budget and how it needs to be looked at more closely every month, rather than discovering at the end of the year that we are thousands of dollars over budget.

Property Management Issues:

Sierra reported that Scott Baker at 2543-A sends emails and videos repeatedly re water ponding behind his unit, however this ponding is at least 30 feet away from the patio area. Millennium and Specialty Builders have evaluated the area and have determined that it is not a concern as yet. Water does not go into Mr. Baker's lanai and is not a direct threat to any indoor living space. Joy mentioned that the ponding behind her unit at 2549-D is 15 feet away from her lanai and the water DOES go into HER lanai. It was decided that Sierra should obtain written reports from these providers who evaluated the area and then she could send a letter to the owner. The issue was tabled for now. Paul will meet with Sierra regarding this issue after he returns to Florida on January 2, 2023.

Sierra reported the following issue: A 1st floor owner reports that the 2nd floor is leaking (stain on ceiling). The Condo Association is NOT responsible for the damage. And the 2nd floor owner is also not responsible for the damage that happens to the 1st floor interior. The 1st floor person must use his own homeowner's insurance to pay for this.

Peggi reported that the owner at 2525-C contacted her about a gush of water that came through an air duct. It happened only once.

Sierra mentioned that we don't have any personal information nor background check information for "C.J." who is co-habiting with the owner at 2525 (unit I?). A violation letter needs to be sent to this owner.

Gary mentioned that there is a lot of suspicious activity going on at 2531 in the end unit (unit F?), i.e. lots of strangers going in and out at odd hours and also nuisance noise. Pinellas County Sheriff's deputy was called to that unit recently. Robert mentioned that must abide by our Bylaws, rules, and regulations, even if we happen to see "funny stuff" going on. Police usually won't do anything, and we have no authority to make someone move. Paul suggested that we keep our eyes on the situation. Gary will continue to document what he sees.

Sierra mentioned that at the Annual Meeting we had recessed the waiving of the financial audit while we attempt to gain the 18 additional votes required to meet the quorum. She has a record and knows who has not submitted their vote. We have 90 days from the date of the Annual Meeting (12/16/2022) to obtain the required votes. Paul will address this issue when he returns to Florida on 1/2/2023. Door to door knocking will be required.

There were no other concerns. Paul moved to adjourn, Pat seconded, all were in favor and the meeting was adjourned at 3:17 p.m.

Submitted by Chris Carlee, Outgoing Secretary