

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

Date: February 20, 2022 **Time:** 4:00 p.m. **Facilitator:** Ed Wilday, President

In Attendance: Ed Wilday, President; Paul Zolynsky, Vice President; Chris Carlee, Secretary; Joy Grubb, Treasurer; Peggy Crump, Director; Robert Kelly, Property Manager-Ameri-Tech; 24 Owner Attendees

Call to Order: Ed called the meeting to order at 4:01 p.m. **Quorum Established**

Reading of Minutes: Chris read the minutes of the Board meeting of January 19, 2022. There was one correction: The roofs that were recently replaced were at 2507 and 2526 (not 2506) Royal Pines Circle. (This was a typographical error). Joy moved to approve, Paul seconded, and the minutes were approved as read with the one correction.

Treasurer's Report: Joy read the Treasurer's Report. Chris moved to approve, Peggy seconded, and the Treasurer's Report was approved as read.

Property Manager's Report: 2543-A: Robert discussed the ongoing insurance claim issue for complete gutting and anticipated remediation costs of the water damage to the interior of 2543-A Royal Pines Circle. This is still ongoing and determination on liability has not yet been established. This issue goes back to October of 2021. The unit is apparently currently in ownership by Northstar Mortgage, LLC (DBA Champion Mortgage Co.). This issue is unusual in the degree of "quietness" about it and no status report. VOG III has received a \$9,000 partial payment from the VOG III property insurance carrier which is intended to cover the costs of removing the sheet rock and addressing the mold. But that doesn't even cover half of the remediation costs. Another \$20,000 will be needed to put the unit back to its "pre-flood" status. We still don't yet know who is financially responsible.

Gutters: We are getting ready to do gutter cleaning in March 2022. We are looking at creating a contract for twice yearly gutter cleanings, (March and October) rather than just paying per cleaning as we do now. Gutters on the 2-story buildings will be done in March/April. Odesti will be doing the 1-story buildings. Please submit a work order if you feel that your building's gutters are not being addressed. Odesti has found a lot of grit in the gutters at 2520. This could indicate deteriorating roof shingles. An evaluation was done by a roofing company. They said the roof needs to be replaced. VOG III will get two more evaluations and quotes for replacing that 17-year-old roof. The original quote was for \$21,000-\$22,000.

NEW BUSINESS: Ed reminded owners to call only VOG III Board members, not their spouses or significant others. We are very responsive to phone calls from owners.

Proxies: We received 89 proxies. That was enough to waive the financial audit in 2022. 67 owners voted to waive, 11 voted against waiving, and 4 abstained.

Architectural Modification Form: It is live on the website now at villageonthegreen3.com.

Violation Letters: Ed had to send out 2 this month related to 1.) excessive noise, 2.) houseguests staying longer than what is allowed in our rules and regulations with no background check having been done. Ed noted also that previously a violation letter was sent regarding an architectural modification that was done with no prior approval by the Board. A prior Board required the owner to bring it up to standard. Ed has also left stern voicemail messages to owners who was drying laundry on bushes (per complaint from Alexander Apartments), and to one owner for having junk stored outside their back door.

Water Shut-Off Tags: Tags were 3D printed and supplied free of charge to the VOG III Association by an owner, Gary Slocum. He donated his time and materials. These tags will be placed on the exterior shut-off valves so that anyone will be able to tell which valve goes to which unit.

Shrubs & Plants: Due to Budget constraints, the Board is currently only able to replace shrubs at the fronts of our units. This was the position of the previous Board and will continue. Only one row of shrubs will be replaced. Also, we will be developing a process of giving owners the freedom to purchase shrubs from an approved list of types, and then having Odesti plant them. The owners will be required to water them. Odesti has only 2 hoses at this time and those are currently being used to water our two new recently planted trees. Ed will try to have that list of approved shrubs ready for the next Board meeting. Robert suggested also getting input from TLC Landscaping on which types of shrubs will thrive best in this location. Ed has recognized that some need to be replaced at 2531.

Work Orders: Paul discussed the work order process. He is currently putting together a spreadsheet type of tracking system, rather than just piles of paper work orders. This is still a work-in-progress.

Newsletters: Chris discussed the *Village News* newsletters process. The monthly newsletter and event calendar are always posted on the website at villageonthegreen3.com. Any owner who does not have internet access on any type of device may always request a paper copy by calling Chris at (813) 334-6725, or a family member, friend or caregiver could contact Chris via email at chriscarlee@gmail.com. One owner then complained and stated that she wants VOG III to go back to delivering a hard copy newsletter to all 151 units of VOG III. Chris then explained that this is essentially an online newsletter which is the case with most newsletters in this day and age. And every VOG III unit now has internet access via Spectrum. The overall costs of printing, i.e. paper, ink, and printing company wages, continue to increase. Hard copies are certainly available to any owner who is unable to use a computer or device. Several hard copies are always placed on the foyer table in the Clubhouse and are also posted on the Clubhouse front and back doors.

Currently VOG CONDO I (62 units) only requests 30 hard copies; CONDO II (87 units) only requests 8 hard copies; Patio Homes still has been requesting 150 copies that will soon end after John Stover speaks at the next Patio Homes Board Meeting. The VOG Recreational Association funds the printing costs of the newsletter and those costs are then passed on to each of the VOG associations.

2544 Carport Gutter: Ed reported that we are aware of the damage and are seeking quotes to repair.

Sprinklers: Paul did a walk around on 02/21/2022 to inspect sprinklers. He is now inspecting the sprinklers that are sprinkling onto vehicles. Another walk around with Paul and the Irrigation Manager for TLC is scheduled for 03/08/2022.

Odesti's Activities: Many lighting (lights and sensors) issues have been addressed. Cars parked in the carports must be moved in order for him to access the lights (2525-K). He installed gutter guards on 2501 and 2507, fixed a shed door, touched up paint (primarily on doors), freed up frozen spigots (saved plumbing charges), got newspaper out of a carport gutter, has been watering our newly planted trees, has been planting shrubs, has been tasked with identifying dead shrubs in fronts of buildings that need to be replaced, planted 3 shrubs at the 2569 cul de sac., and has cleaned gutters.

Questions and Concerns: Q: An owner at 2537-L discussed a dryer vent issue in the unit above his. It is causing hot air to come into his unit. **A:** Dry Solutions company has been contacted and will discuss the issue with Robert Kelly at Ameri-Tech. Robert will then address the issue.

Adjournment: Chris moved to adjourn, Ed seconded, and the meeting was adjourned at 5:10 p.m.

Next Board Meeting: March 16, 2022

Respectfully Submitted by Chris Carlee, Board Secretary