

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

Date: January 19, 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; 22 VOG III Owner Attendees

Call to Order: Ed called the meeting to order at 4:02 p.m. **Quorum Established**

Election Results: Election Results for the 2022 VOG III Board of Directors are as listed above

Reading of Minutes: Chris read the minutes of the November 17, 2021 Budget Meeting, Annual Membership Meeting, and Organizational Meeting. Paul moved to approve, Joy seconded, the vote was unanimous, and the minutes were approved as read.

Treasurer's Report: Joy read the Treasurer's report. Chris moved to approve, Ed seconded, the vote was unanimous, and the Treasurer's report was approved as read.

Proxy Status: We still need a few more in order to waive the \$4500 audit for 2022. Ed asked for anyone who had not previously submitted a proxy to please see him after the meeting.

Property Manager's Report: Robert stated that the painting of our buildings has been completed and the results are good; owner comments have been positive.

In February 2022, the Board will meet with Kip Kollmeyer, our property insurance agent of record. It is expected that our rate will rise 15-20% due to various disasters around the country. The flood in unit 2543-A required a complete gutting of the unit. This was an unoccupied bank-owned unit. The bank had been paying a maintenance company to monitor the status of the unit. The reason for the flooding is still being investigated. The various insurance carriers involved and the maintenance company are still discussing who is financially responsible for the remediation. Kip is still researching the carriers' responsibility, but it is essentially out of our hands now. The unit had been empty for 2 years. VOG III Board does not have keys to any units.

The sewer line at 2537-A had tree root intrusion. The tree was removed, the stump still needs to be removed. Robert will contact TLC about it. Once the stump is removed, Dunedin Plumbing can come and replace the damaged section of pipe.

New Business: Ed discussed VOG III accomplishments in 2021. Roofs were replaced at 2507 and 2506 for approximately \$8,000 each. This came out of roof reserves. We still have plenty of money in roof reserves. Termite tenting was done at 2532 for \$4,000. In 2021, we had 13 new owners come to live at VOG III. We have no new renters, so the number of renters remains the same as last year. Our income was slightly UNDER expected. We are taking legal action against one owner to collect delinquent maintenance fees and legal costs. Our expenses were slightly OVER expected. We must be VERY tight with budget in 2022. Main expense=property insurance.

Paul discussed TLC landscaping/irrigation issues. He met with Todd, TLC irrigation manager last week and did a walk-around. Paul found over 30 sprinkler issues which he brought to Todd's attention. TLC came back the following 2 days and fixed everything. Paul then did another walk-around today (01/19/2022), found 3 more issues, reported to TLC. Paul is creating a map of the sprinkler systems. We have 2 pumps and 2 wells. The map shows where the various zones are

located, which pump/well services which zones, and the sprinkling schedules. When completed, we can post it on the website and bulletin boards. We placed locks on the pump enclosures; This was suggested by TLC. Only the VOG III Board members, Odesti, and TLC have the combination. Paul stated that now that sprinklers are working, we are having water spray on some cars. That issue will be investigated soon.

An owner attendee complained that there has been no sprinkler water on the area between 2519 and 2525 for 2 years, the sod is dead, and TLC says it will not come back. Ed said that if we must replace sod in the dead areas, we will do so.

Ed discussed work order issues. Two new mailboxes for paper work orders were placed at 2519 and 2555 RPC so owners won't have to walk so far to deposit them. Ed is now having Odesti keep a daily log of his work that is not captured on work order forms. He is also keeping track of Odesti's expenses. Peggy and Paul are working together to develop a work order tracking process for better accountability of work orders. Ed meets with Odesti daily re: work orders.

Ed and Robert discussed the 80/20 rule. This issue arose when a 50 y/o man wanted to purchase a unit in VOG III. Our attorney recommended that we adopt a resolution that more clearly stated the only times that a person under age 55 could live here. Board members were previously provided a copy of that newly developed resolution. The following explains the only situations where a person under age 55 may live here: *1.) A spouse who is under age 55, who was living in the unit when the spouse over age 55 dies, may continue to live in the unit. 2.) A person under age 55, who was already living in the unit and inherits the unit when the over age 55 owner dies, may continue to live in the unit.* Chris made a motion to pass the resolution, it was seconded by Joy, the vote was unanimous, and the resolution was passed.

Robert read from our VOG III Bylaws describing roles/responsibilities of each Board member. The Board President runs the day-to-day affairs and communicates with the Property Manager. The President does not always need permission of the rest of the Board. However, the other Board members must be involved in the signing of provider contracts and any changes to governing documents.

Questions and Concerns:

Q: Who should I call if I have a plumbing issue? **A:** Owners may call any plumber of their choosing if they have a clogged toilet, sink, etc. However, if the issue is anticipated to be more extensive, please submit a work order, preferably an online work order which immediately goes to 3 people. Ameri-tech may need to contact the plumbing company that we deal with for expenses that must be paid by the VOG III Association. Currently, Dunedin Plumbing. For emergency situations, you may call Ameri-tech. If after hours, it will roll to the 24/7 person on duty.

Q: How can I get a hard copy of the newsletter? **A:** Hard copies are available to any owner who does not have internet access on a smart phone, tablet, or computer. Just call Chris Carlee at (813) 334-6725 or send her an email at chriscarlee@gmail.com. Reminder: The newsletter and event calendar are always posted on website: villageonthegreen3.com.

Adjournment: Ed made a motion to adjourn, Chris seconded, the meeting was adjourned at 5:15 p.m. Next Board Meeting Feb. 16, 2022. Minutes Submitted by Chris Carlee.

