

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

Date: March 16, 2022

Time: 4:00 p.m.

Facilitator: Ed Wilday

In Attendance: Ed Wilday, President; Paul Zolynsky, Vice President; Chris Carlee, Secretary; Joy Grubb, Treasurer; Peggy Crump, Director; Robert Kelly, Property Manager-Ameri-Tech; 23 Owner Attendees

Call to Order: Ed called the meeting to order at 4:00 p.m. **Quorum Established**

Reading of Minutes: Chris read the minutes of the February 20, 2022 Board meeting. Ed 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. Ed moved to approve, Chris seconded, all voted to approve, and the report was approved as read.

Property Manager's Report: Robert gave a brief status report on the damage at 2543-A Royal Pines Circle. More information will be coming. He discussed gutter cleaning, a carport beam at 2543, and carport fascia. A dryer vent inspection was completed at 2537-L and was found to meet code.

New Business:

Insurance: We were budgeted for an increase from \$95K to \$120K (26% increase), as per guidance received from agent in September. But no one has a crystal ball. Actual insurance cost will be \$130,964.23 which is a 36% increase. Our agent shopped 15 different carriers, only one was willing to insure us. We later consulted 2 others who could not meet the proposal. Cost of the premium will be \$129,028.83 (including 3.5% finance charge of \$1,935.45). The Board, with Robert's assistance, will need to come up with a plan to meet this expense.

Odesti's Activities: He has been installing sprinkler shields, fixing broken sprinkler heads, planted shrubs at 2531, repaired holes in walls at 2549 (2), 2514 & 2529 caused by plumbers to get access to valves, etc. He replaced 19 light bulbs in a single day (2/22), repaired shed doors, is in process of placing water shut off tags onto the valves, but sometimes cannot tell which valve goes to which unit. If you see Odesti at your building, please provide him the information if you can.

Driver Mishaps: Someone hit our speed limit sign, and someone hit a garbage enclosure. Odesti fixed both.

Gutter Cleaning: Proposal from Window Gang was accepted for gutter cleaning of 2-story buildings. Tentatively scheduled for 3/28/2022. Will schedule to perform again in October. Work is limited to 2-story gutters and downspouts. (Odesti cleans the 1-story gutters).

Board Meeting Signs: At Paul's suggestion, signs will now be placed at our entrances to remind VOG III owners of the board meetings.

Items of Interest: Six new owners since January 1, 2022. Electric car charging station was approved for an owner to place in his storage shed. The State of Florida strongly advocates that we allow this. Ed received 6 emails with photos and videos, and a work order form from one owner who was awakened at 4:30 a.m. when a sprinkler head broke. Also, a leak was reported at 2549-F and we got a plumber out that day. The leak was due to a leaky pipe in the exterior wall.

Sprinkler and Irrigation Update: Paul reported that he had done another walk-around with Buddy, the owner of TLC, and Todd, their irrigation specialist. Issues were identified and addressed. Weak points are showing up, but things are beginning to look greener. Work orders are coming in and 19 out of 20 were addressed by Odesti.

Financial Audit Status: Ed signed off on this today and it will be completed by the end of March 2022. This will be for calendar year 2020.

Volunteers Needed: Both Ed and Paul will be returning north in April and volunteers are needed to cover. Ed will continue to approve Odesti's time sheet and mileage. He will continue to receive email work orders from the web. He will continue to discuss/text with Odesti about day-to-day matters. Joy, Chris and Peggy will be trained on how to shut off sprinklers. Please send an email to Ed if you can volunteer to help.

2543-A RPC Status: Sale is pending. Ed met with our attorney on 03/10/2022 and also spoke to Robert's supervisor at Ameri-Tech, Phil Colettis. The owner, not the bank, is responsible for damage (owner was in an ALF with presumably no assets since he had a reverse mortgage). Proof would be needed that workers, who were in the unit to repair AC, had turned on the water in order to hold them responsible. Insurance covers pipe leaks, burst pipes, not negligence of owners or their contractors. The water came out of the feed to the washing machine and the ice maker. Cost to address mold and gut the unit=\$21,528.85. VOG III insurance policy reimbursement was \$9,916.49. There was lengthy discussion amongst the Board members and also some owner attendees. Per Ed, we have 6 roofs that are 15 years old or older and 15 that are 10 years old or older. We must preserve our roof reserves for roofs. Robert then suggested that the discussion be tabled for now and a meeting will be set up at the Ameri-Tech office.

Questions/Concerns:

Q: Four trees behind 2532, limbs hanging over the building. **A:** Buddy at TLC identified these, they need to be 6 feet away, they will be trimmed. **Q:** Many shrubs are dead or near death and 7 hedges are dead. **A:** Due to budget constraints, only shrubs at the fronts of buildings will be replaced. Ed will be inspecting on his daily walks through the community. **Q:** Is there a height restriction to hedges? They are being cut too low. **A:** You may place flags that say "Don't Trim" near the shrubs/hedge you want to preserve. Odesti has some flags. **Q:** Can a co-resident volunteer to help during Ed and Paul's absence? **A:** Yes. Co-residents are required to pass background check. **Q:** 2531-E is vacant, but water shut-off valve is in the "on" position so the water spigot will work. **A:** To be determined.

Adjournment: Chris moved to adjourn, Ed seconded, all approved, meeting was adjourned. Next meeting date: April 13, 2022 (2nd Wednesday). Respectfully Submitted by Chris Carlee.

