

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

Date: November 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; Peggi Crump, Director; Robert Kelly and Sierra King, Property Managers- Ameri-Tech; 18 owner attendees

Call to Order: Ed called the meeting to order at 4:04 p.m. Quorum Established.

Reading of Minutes: Chris read the minutes of the October 19, 2022 Board Meeting. Peggi 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 report was approved as read.

Property Manager's Report: 2529-B carport is to be repaired by Daly Aluminum. On 12/1/2022 Window Gang will be here to clean the 2nd story gutters and downspouts. 2549-A carport was repaired by J Bolt construction. 2525 alarm was repaired. Millennium removed the fallen tree stump today adjacent to 2545 Laurelwood. They will also be evaluating various drainage issues around the property. The water leak at 2557 Laurelwood continues and is still being investigated to find out the source. Water bills are still coming in at three times the normal amount. The City of Clearwater will be checking into this.

Old and New Business: Regarding drainage issues, Ed explained that safety will always take first priority. Odesti recently placed an extender to prevent wash out of sand onto paved areas that could be a potential tripping hazard. The second priority would be water intrusion into lanais and living spaces. The third priority would be water intrusion into storage units and garages.

Large item disposal violations continue to be a problem. The information on how to schedule pick up by the City of Clearwater is located on the interior of each garbage enclosure door and is also on the VOG III website at villageonthegreen3.com. You will need the dumpster number. Any owner can call the City of Clearwater to schedule the pickup if you do not know who has left the large item. It does not have to be a Board member to call the City. The dumpster numbers are all also on the VOG III website.

If you need a provider, such as a plumber for a non-flushing toilet, remember to call the VOG III President or the Ameri-tech Property Manager first. Don't call the provider directly and then expect VOG III to automatically reimburse you for the work.

There have been a few complaints about Odesti not cleaning out the garbage enclosures often enough. He doesn't have time to do this daily.

There have been some instances of guests staying longer than the permitted 2 weeks period. We don't need guests with court ordered ankle bracelets staying here without the required background check being done.

Joy mentioned the issue of owners who pass away and a relative takes over possession of the unit. Yet VOG III is never notified of who the new owner is, and our records continue to show the previous (deceased) person as the owner. Robert explained that if the maintenance fees continue to be paid, we have no way of knowing. We do have lawyers who can send out violation letters and eventually place a lien on the unit if maintenance fees are not being paid. Those letters would be sent to the name and address of the last known owner of the unit.

Questions and Concerns:

Q: Why should owners call VOG Board members for things that need to be done? Shouldn't they be calling the Ameri-Tech Property Manager? **A:** Any work that requires expenditure of Association funds requires authorization by the Board. However, owners can still call the Property Manager (Sierra King) directly if they choose to do so. **Q:** There has been a broken sprinkler at 2561 with water shooting up into the air. **A:** Millennium sprinkler people were out here doing evaluations last week. Sierra will contact Millennium again about this. Also, Ed spoke to Millennium yesterday about their schedule for grass mowing. Robert explained that we are currently in the winter months and the grass only needs to be mowed every other week. Also, they might decide to mow only certain areas. **Q:** Are oak trees being trimmed? Two of them are perilously close to 2525-F on the corner. The owner put in a work order but there was no follow-up. An additional note was sent to Robert who sent it on to Sierra. **Q:** Could we get gutter guards for the 2-story buildings? **A:** We investigated this before. At that time, the provider said our gutters were not in good enough condition. But we can look into this again. **Q:** Is our maintenance man employed by VOG III or by Ameri-Tech? Is there a reason why he could not use a chain saw? **A:** He is paid out of VOG III Association funds, but Ameri-tech manages his payroll. There are potential liability issues, and our policy would not cover him to climb any higher than 8 feet. **Q:** Is there a way to be able to see the minutes in a timelier fashion? **A:** A DRAFT version could possibly be put onto the website sooner, but the minutes are not official until they have been reviewed by the President and then approved by the Board at the following Board meeting. **Q:** 2561-C. Moisture and mold continue to come down the wall, the doorway stoop is broken, and these issues have been reported repeatedly over the past 2 years. Robert Kelly has never come over to inspect. **A:** Sierra King will follow up. **Q:** How do we find out what our new maintenance fees will be for 2023? **A:** The 2023 Budget has been sent out to every owner and the fees are listed in that document. The coupon booklets are mailed sometime around the first week of January; your January payment will not be counted as late. If you prefer to not wait for the coupon booklet, you have the option of mailing in your payment per the amount that you see for your unit on the 2023 Budget document.

There were no other questions or concerns.

Adjournment: Ed moved to adjourn, Chris seconded, all were in favor, and the meeting was adjourned at 4:55 p.m.

Next Meeting Date: December 16, 2022 (Annual Members Meeting).