

Village on the Green, Condo III Board Meeting Minutes

Date: April 19, 2023

Time: 4:00pm

Facilitator: Paul Zolynsky

In Attendance: Paul Zolynsky, President; Pat Akers, Vice President; Joy Grubb, Treasurer; Peggi Crump, Secretary; Gary Kraus, Director; Sierra King, Ameri-Tech Property Manager; 27 VOG III-unit owners.

Call to Order: The President called the meeting to order at 4:03pm and a Quorum was established.

Reading of the Minutes: The Secretary read the minutes of the March 2023, Board Meeting. Pat moved to approve the minutes as presented, Joy seconded the motion, and the minutes were approved as read.

Treasurer's Report: The Treasurer presented the Treasurer's Report. Peggi motioned to approve, Pat seconded the motion, and the vote was unanimous to approve the report.

The Ameri-Tech Property Manager for VOG 3, Sierra King, presented the management report and advised that the VOG III financials were sent out April 10, 2023. She stated 3 units are currently with the association attorney due to unpaid HOA fees. The following updates and quotes were presented:

2545D	stucco and drywall has been repaired
2541D and 2541A	drywall repair has been completed
2525F	Dry Solutions investigated concern with dryer vent
2525	Carport repair is awaiting firm repair date

- ✓ Received a quote from Hughes Exterminators for Sentricon and rodent stations. A response from Turner Pest Control is pending before we move forward.
- ✓ Two story gutter cleaning is pending a date for cleaning from Window Gang. Another vendor has been contacted to do the work should a date not be received from Window Gang.
- ✓ Specialty Builders will provide a quote for sealcoating.
- ✓ Roadwork is due to commence to reseal and repair the spot by unit 2543. Money is in the budget as part of the reserves.

Pat reported that substantial progress has been made in the maintenance shed. It has been organized within the last 3 days which will prevent Odesti from buying things we already have. A fan to vent the area will be installed with the next week.

Paul reported that 7 bids have been received for roof replacement. A replacement formula for years '24, '25, '26 and '27 has been established. Buildings 2561 (2 story) and 2532 (single story) appear to be most in need of repair, but we will look to the roofing contractor for guidance. Our insurance agent was contacted for roof replacement recommendations, and he suggested every 15 to 20 years.

Pat discussed the significant progress made on the sprinkler system and stated we now have a system in place that will tell us which zone works with what sprinklers. As more information is available, it will be added. He asked that a work order be submitted if a defective sprinkler is noticed.

Recently people who are not residents of VOG III have been seen in the neighborhood. He asked if anyone sees person(s) who appear not to belong in our community to call the Clearwater Police. A police officer has been assigned to our case and residents were asked not to confront offenders. Sierra noted drivers continue to speed in our neighborhood and asked that they not be confronted. If notified, she will send a letter to the offender(s).

The question was raised regarding the garbage door replacement. Paul reported that the City of Clearwater is not responding to our attempts to contact them so the repair will likely be made by us. Paul will continue to attempt to contact them.

Paul thanked everyone who helped with the planting and cleanup of the VOG III West entrance area. He also commented on the difference the solar lighting has made to make the entrance more visible.

Pat reported on Odesti's activities and noted that he is now on a monthly schedule for designated projects. He recently power washed all assigned sidewalks on April's schedule; a schedule has been set for shed doors to be repaired (or when necessary, replaced) and he is already through May; the garbage areas have been power washed and disinfectant sprayed; a schedule has been established for the two story building's stairwells to be cleaned monthly; and all one story building's gutters have been power washed. Paul complimented Pat for his oversight on Odesti as well as his help prioritizing his schedule.

|

Paul reported that a new Millenium crew has been assigned to our account and will now be doing cutting and trimming on Fridays. Shrubs in front of condos should be kept to our existing standards. Residents wishing to replace shrubs must submit an Architectural Review Form which will allow for control and consistency within our community as well noting placements having the potential to block sprinklers and Sentricom systems.

UPCOMING MEETINGS: September 20, 2023 Next VOG3 Board Meeting (Clubhouse)
 September 27, 2023 Budget Meeting VIA Zoom

A motion was made by Pat and seconded by Gary to adjourn the meeting. The meeting was adjourned at 5:17pm.