

**Village on the Green, Condo III
Board Meeting Minutes**

Date: February 15, 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; 28 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 January 18, 2023, Board Meeting. Pat moved to approve minutes as presented, Joy seconded the motion was unanimously approved.

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.

Property Manager's Report: Sierra King, Ameri-Tech Property Manager for VOG III, presented her report which included a Bid/Proposals update:

- 2537 J pest control concerns were addressed and the hole in the soffit was repaired by Critter Control
- Scott with Specialty Builders is expected to begin stucco repair at 2561 C on 2/15/23 or 2/16/23
- Consolidated Electric completed the repair at 2541 A
- Contacted John Duro, handyman, to quote on the drywall for 2545 D and 2541 A
- Erik with Water Tight Roofing will be out Thursday, February 16, 2023 at 10:00am to investigate the whistling noise at 2520C
- Received updated bids from Daly Aluminum, Specialty Builders, and JBolt for the carport repair at 2529 Laurelwood Drive
- Received a bid from PLS for the asphalt repair in the middle of the road (address??). An additional bid is pending from Specialty Builders
- Information is pending from Critter Control for soffit repair for 2529 unit #?
- There is a dryer vent concern for unit 2525 F. Information is pending about the damper and how to access it

Sierra reported that the north and south pumps have been repaired. An additional quote is pending for irrigation repairs. She further reported that 18 proxies are needed to meet quorum specifications for the annual meeting and two violations are currently open.

Pat moved that the Manager's Report be approved. Joy seconded the motion, and it was unanimously approved.

New Business: Paul reported the cost to get the sprinkler system functioning will be \$4352.00. Tampa Well Drilling inspected the pump and reported no repairs are necessary for the pump. All work was done above the grade. Paul commended Tampa Well Drillers on their work and noted that by saving money to replace the pump we are now able to replace the necessary pump modules.

Paul informed everyone that the following week, each zone, by building, will be identified to tell what day and time the sprinkler system will go off. He noted that the system was shut off in November and December. Once the zones have been identified a system wide test will be done to assure that the watering areas of the sprinklers are correctly set. He asked that owners not direct Millennium workers, but rather contact a board member if there are problems.

Pat reported on Odesti's work area. He stated that he, Odesti and a volunteer dedicated several days cleaning the area and remediating the mold. The maintenance shed has been organized and hazardous items are stored in a different place. He advised that since the last board meeting time and effort have been dedicated to making the shed a safe and functional space.

In January, 2023 Odesti visited 69 locations to address maintenance items and in February 50 locations. Recently a power washer was purchased and a cleaning schedule will be set based on an inspection of every building. A rating was set of "bad to good" and "fair to bad" to be impartial to all residents. The goal for February, 2023 is to complete two locations, but that may be exceeded. The schedule goes through November, 2023. He noted that some areas may still have stains, but a valiant effort will be made to clean the areas as completely as possible.

Pat discussed the routine work and maintenance schedules to be set going forward. Shed doors around the property need to be replaced and two have been done. In March 6 are scheduled, 4 in April, 5 in May and 6 in June. At this point, the schedule allows for completion by the end of the year and Pat felt that the schedule is realistic. Once per month, the trash enclosures will be swept and cleaned. The second floors of the two-story buildings will also be cleaned every month. He is working on a schedule for maintenance equipment to be inspected and serviced.

Currently the black top at 2544 has notable cracks due to erosion. Pat reported that the seal coating was done two years and it could be a problem. He noted that we do have repair dollars in reserves.

Paul called on Peggi Crump for a display case and website update. She noted that important information is posted in the display cases and thanked Freyda for noting that the 48 hour deadline we had been using is incorrect and that it is, in fact, 10 days. Peggi suggested the owners get their information from the website (www.villageonthegreen3.com) as there is limited space in the display cases. Paul asked for a show of hands of the attendees who use the display cases for information to which there was one affirmative response.

Paul discussed the possibility of moving the reserve in "Special Assessment Electric" to Deferred Maintenance. He stated he will be addressing the possibility and process with Ameri-Tech and will report back when a decision has been made.

Paul and his wife, Michelle, will be canvassing the grounds to inventory and assess the shrubs in VOG 3. They will also cite problems and provide solutions.

Gary has created a composite Preferred Suppliers List. To date, Critter Control has won a bid which resulted in a considerable savings to the association. He reached out to 4 companies for a bid on pump

repair and received no bid from two of the companies. Tampa Well Drilling and one other company presented bids and Tampa Well Drilling was awarded the job which resulted in a \$3,000 savings.

Paul updated the owners about tree trimming around the property. Four tree trimmers were interviewed, and several trees were identified that need to be removed. Paul was particularly pleased with the interview with Stevens Tree Company and reported they assessed every tree and were very thorough and educational. The trimming would have to be prioritized based on the need and budget. Stevens proposal was \$10,000 and Boens was \$3600.00. He explained that Stevens was a long term commitment and Boens quote involved much less work. He stated that it will be an ongoing process to prioritize tree trimming and removal given the amount budgeted. Paul noted that if we buy and plant trees they will not be guaranteed, but if the company we choose does the work and they plant the tree, the work will be guaranteed. There are currently two trees we have to replace when they are removed.

Freyda Chemes asked that Franklin Shields be contacted regarding our insurance renewal. Paul informed her that due to time constraints it might not be possible to meet with the company before the renewal date but that the board does intend to begin work on getting quotes before meeting with our agent next year.

Joan Fund remarked that a tree in back of 2525 F is perilously close to the building. Pat stated that the tree has been identified and is dying; however, it belongs to the Alexander Apartments. He noted that a Laurel Oak has an approximate life span of 45 years, but most of the oaks in the area being addressed are not on our property.

Pat updated the topic of leaf guards and noted they won't work for most of our buildings due to the sizes of the guards and gutters. The gutters are cleaned twice yearly and he noted that trimming the trees may avoid the amount of leaves in the gutters. He stated that tree branches belonging to a neighboring property hanging over a unit may be cut. However, there isn't money in the budget to do so. He suggested a City of Clearwater Representative be contacted to clarify what we can and can't do with the trees on the Alexander Apartments that need to be removed.

Denise Belmont asked if there is a local association of condo boards that meet regularly. She suggested that it may be beneficial to investigate as it's probable that most associations are facing the same situations, i.e., insurance rate increases, reputable contractors, etc. Sierra was not aware of such an association, but will look into it.

After asking that one household dweller raise their hand, it was determined that 18 units were represented at the meeting.

As there was no further business to come before the meeting, Pat made the motion that the meeting be adjourned. Joy seconded the motion and the meeting was adjourned at 5:07pm.

Respectfully given,
Peggi Crump
Village on the Green III, Secretary