

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

Date: January 18, 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; Robert Kelly and Sierra King Ameri-Tech Property Managers; 30 owners attended.

Call to Order: Paul called the meeting to order at 4:07pm and a Quorum was established.

Reading of the minutes: Peggi read the minutes of the November 16, 2023 Board Meeting. Pat moved to approve, Joy seconded the motion and the vote was unanimous to approve the minutes as presented.

Treasurer's Report: Joy presented the Treasurer's Report. Peggi moved to approve, Pat seconded, and the vote was unanimous to approve the report

Property Manager's Report: Two quotes have been received for the squirrel removal/restoration for 2537J and one quote is pending. Stucco repair by Specialty Builders for 2561C has been approved and a start date is pending. A quote for lighting repair at 2541A has been received and confirmed with Odesti that the quote meets the correct scope of work. Dunedin Plumbing is coordinating with Pat to get a quote for the water line to the maintenance shed. The maintenance work order at 2557C is pending due to an evaluation needed by Dry Solutions'. They are hoping to also inspect units 2545D and 2541A. A response is pending from Watertight Roofing for the roof repair needed for 2545D due to a roof leak. Dunedin Plumbing performed a leak detection at units 2541A and 2545D. A report is pending and after review a decision will be made to determine further actions. A quote has been received from Specialty Builders for drainage work for unit 2549D which has resulted in lanai moisture. A second quote from Millennium is pending. Invoices for pump repairs are being reviewed before moving forward with irrigation repairs.

Sierra reported that specifications for a ramp/stair for building 2529 are being reviewed by our attorney and a ramp specialist. She will report back once a conclusion has been reached. The delivery of the VOG HOA coupon booklet has been delayed. Late fees will be forgiven to owners due to the delay. J Bolt was contacted to verify if the quote for the 2529 carport is still valid. A response is pending. Two violations are currently open.

The rodent problem at 2537J was addressed. Sierra noted that four vendors have been contacted. Three of the vendors have responded and she is awaiting the fourth response. The bids are being carefully reviewed to assure the problem is effectively eliminated as there are different treatment methods being proposed. Paul said he will meet with the owner to further investigate the problem to make sure the best, positive outcome is attained.

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

New Business: Paul introduced himself and explained his method of operation and emphasized his platform of open communication. He stated that his priorities for work orders would be that the homeowners safety is the top concern.

Pat Akers reported on the work order status and gave an update on daily maintenance activities. Pat stated that he is working closely with Odesti and has devised and is in the process of implementing a tracking system. He asked that any issue an owner feels isn't being addressed contact him, and he will, to the best of his ability and when possible, stay in touch with the owner until a resolution is reached.

Pat reported that the problem with the exterior lights has been addressed and is slowly being resolved. Almost all bulbs have been replaced. The ineffective sensors were indoor sensors and not waterproof which caused corrosion. Odesti is also replacing the sensors when possible. Some issues will need to be addressed by an electrician and is beyond the scope of Odesti's expertise.

Pat explained that he is in the process of compiling a book (hereto referred to as "The Book") which is specific to each building and will detail important aspects, i.e., roof replacement, carport repair, wind mitigation, etc.

Paul noted the Budget Workshop being held September 27 which is open to all members and is very beneficial to helping understand the budgeting processes.

January 9<sup>th</sup>, 2023, a Board Workshop was held, to which all members were invited, during which 25-30 problems and concerns were identified and prioritized. The list will continue to be reviewed and updated at the forthcoming quarterly meetings.

Paul asked that residents not ask the Millenium workers or Odesti to complete specific projects but rather contact Paul and or Pat with any issues or questions. Pat works with Odesti daily and has been working closely with the Millenium crew. He is aware of the scope of their contracts, priorities, scheduling and any upcoming projects. Gary is creating a 'Preferred Vendors List' which will allow us to be proactive in the bidding process.

Paul reminded everyone that guests are allowed 3 weeks of visitation every six months.

The infestation of box elder bugs was addressed. Sierra advised that she has contacted a pest control company who explained that due to the warm weather they have re-surfaced and will leave on their own. This makes it not cost effective to professionally treat the infestation. Meantime, Odesti will treat it with a simple solution of vinegar, detergent and water.

The question was raised if online HOA payments are available. The option is available and Sierra will put a link on the VOG III website.

It was noted by Freyda Chemes that the agenda and notice of meetings is, by the covenants, to be posted 10 days in advance of a meeting. Past administrations have posted it 48 hours in advance. The incorporation papers will be reviewed and, if necessary, changes will be made.

Paul advised that in 2025, legislation will require mandated reserves for HOA's, which means the 2024 budget must be developed with that in mind. Paul stated that we will have to hire an engineer now to do the required inspections. Currently we have three categories with mandatory reserves which are roofing, paving and painting. 10 categories are expected to be mandated in 2025. It was noted that Ameri-Tech will not manage a non-fully funded property as it would be a violation of fiduciary responsibility to do so. The question was raised as to whether the study will help with insurance costs to which Bob replied that would be very hard to predict with the increases everyone is experiencing and the fact that only 3 or 4 carriers on the property side are still in Florida. Bob suggested that our insurance agent come to the board meeting when the time comes to renew our policy so questions can be answered.

Denise Belmont thanked the board for their work and asked if, at next month's meet, two agenda items could be included: 1) Audit Pros and Cons – what are the benefits and will an audit help with buying and selling VOG III units; 2) Common Element Expenses and the pros and cons of adjusting HOA fees based on square footage as a percentage of the fee. Paul noted that he will take the request under advisement.

As there was no further business to come before the board, the meeting was adjourned at 5:37pm.