

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

Date: March 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; 21 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 February 15, 2023, Board Meeting. Pat moved to approve minutes as presented, Joy seconded the motion, and the minutes were 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: The Ameri-Tech Property Manager, Sierra King, presented her report and advised that the VOG III financials were sent out March 10, 2023. She stated that presently there are two units in arrears on their monthly fees and our attorney has advised that proper procedures have been followed and a foreclosure may be filed at any time.

Sierra reported that the hole in the soffit at 2529 C was repaired by Critter Control, and Scott with Specialty Builders, has completed the stucco repair at 2561 C and will be painting it by week's end. John Duro, handyman, will be completing the drywall repair for 2514 B and 2541 A. The roof noise at 2520 C has been treated for a whistling sound. Water Right Roofing is preparing a quote for the repair of a roof leak at 2569 B. Materials have been ordered to repair the carport at building 2529. Specialty Builders will commence repairs once the order is received. A Dry Solutions representative will contact the owner of 2525 F to address the dry vent concern and determine how to proceed. A quote for asphalt repair from Specialty Builders has been received.

Sierra stated that at the April 19<sup>th</sup> meeting she will give an update on the request for sod.

The President called for a motion to approve the Manager's Report. Pat Ackers motioned that the Manager's Report be approved as presented and Joy Grubb seconded.

New Business: Paul Zolynsky, President, reported that the decision was made to proceed with our insurance renewal without sinkhole insurance resulting in a \$22,400 savings. He noted that the elimination of sinkhole insurance does not mean there will be no special assessment. He noted that the savings could be used in diverse ways:

- The dollars could be applied to the principal.
- A CD could be purchased.
- The dollars could be saved for next year's premium.

Paul stated that nothing would be done until a discussion is had with the members of the HOA. The goal of the board is to establish account reserves. He explained that monies allocated from the HOA fees to insurance will not be fully funded until the end of 2023, so paying a large lump sum the first of the year would not be possible without an assessment. Sierra noted that currently the association is financing

the insurance premium and the interest rate is 7.59%. Reserves cannot be used to reduce interest; however, special assessments can be used for interest reduction.

Pat Ackers reported that next year's interest will double and suggested that the HOA fees increase as the finance interest rates do to keep us on a forward path. Paul Zolynsky noted that many discussions will be held between now and the next year's premium due date to determine the best possible solution.

Paul reported that in January the board put together a list of goals they hope to achieve in 2023. Gatherings are held quarterly for status reporting and all homeowners are welcome to attend. Notices of future gatherings will be posted.

Gary Kraus reported on his receipt of gutter guard installation bids. Gary said he called 4 companies and only one company, Design Gutters in Oldsmar, came out to do a walkabout. He noted that 5" gutter guards can't be installed on many of the gutters we currently have. A 6" gutter guard can be used on existing gutters if we have them. The main focus was on 8 buildings and the quote was \$31,630. The total for all buildings is \$120,000 for all buildings. At this point, he reported, there have been no counter bids.

Freyda asked if our current cleaning contract with Window Gang could be increased from two times per year to four which would be an additional \$2,000 but would be a significant savings over new gutter installation. Pat reported that a pressure washer with special attachments has been purchased. It washes leaves out via water propulsion and a separate attachment washes them down the downspout. It takes about 20-30 minutes to do one building and can be done without Odesti getting on a ladder.

Pat noted that the cleaning process is more difficult with pine needles and Odesti is in the process of determining what can be effectively done with the machine and its attachments to receive a reasonable outcome. Odesti will continue with his schedule of gutter cleaning next month.

Denise asked if the pine trees can be cut and noted that some of the pine trees are dead. Pat reported that the trees are not technically ours, but in the instance of endangering our property we can cut them; however, the cost for cutting and removal is approximately \$1500.00 and our budget is \$2,000. Pat reported that Millennium has been doing a 'tip off' on the shrubs and bushes to allow them to fill in which appears to be effective.

Sierra noted that at the Annual Meeting (December 16, 2022) there were not enough members present, either in person or by proxy, to meet a quorum which is 76. Therefore, the vote to waive the financial audit was tabled until additional votes could be obtained. The meeting was convened. Since that time, the necessary proxies have been received and a motion was called for to reconvene the meeting. Jeff Fund moved that the annual meeting be reconvened, and Joy Grubb seconded. Sierra reported that the vote to waive the financial audit was yea (70), nay (5), and (2) abstentions. The President called for a motion to adjourn the meeting and Pat Ackers made the move and Joy Grubb seconded.

Sierra reported that she walked the campus recently and identified 40 shrubs that need to be replaced and three spots that need sod work. She also inspected the integrity of the garbage enclosures and the shrubs surrounding them. Further discussion will determine how we will move forward with the project.

Paul stated that the following Monday at 9:00 am, a group of volunteers are meeting to clean up and plant appropriate plants at both VOG III entrances. He asked that anyone who is available, please help.

The question was asked if solar lighting can be installed at the entrances as it's difficult to see the signage at night. Paul replied that it is possible and hopefully can be done in conjunction with the garden work.

Sierra reported that 8 roofs are being replaced in 2023. The buildings are 2525, 2532, 2544, 2545, 2550, 2557, and 2551. Ample time for preparation will be given to unit owners once the schedule has is complete. The question was raised if the roof replacements could be red, and Paul noted that we will be using grey for consistency. **I'M MISSING ONE BUILDING NUMBER**

Gary Kraus asked if there are plans for changing the building's paint color. Paul reported that all VOG III buildings were recently painted and that paint colors will be voted on by the members of the HOA when painting becomes necessary.

Paul asked that owners take responsibility for making sure items going into the recycle bins are, in fact, approved recyclables and that cardboard boxes are broken down. He also asked that residents advise their contractor that boxes and replaced fixtures must be removed from the property after repairs are complete. On Sunday night larger items can be moved to the street for Monday pickup. He asked that no items be put out before Sunday evening as it won't be picked up and becomes unsightly. The number to call and the number of the bin are located inside the dumpster area.

As there was no further business to come before the meeting, Pat Ackers made the motion that the meeting be adjourned. Gary Kraus seconded the motion, and the meeting was adjourned at 4:53pm.

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