

# VILLAGE ON THE GREEN III

## SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND 2024 BUDGET APPROVAL

To All VILLAGE ON THE GREEN III Members,

The ANNUAL MEETING of VILLAGE ON THE GREEN III will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** WEDNESDAY, NOVEMBER 15, 2023 AT 4:00 PM
- **LOCATION:** THE CLUBHOUSE  
2620 LAURELWOOD DR  
CLEARWATER, FL 33763

Enclosed with this notice is the 2024 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2024 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

This year the number of candidates running for the Board does not exceed the number of vacancies that exist on the Board. In accordance with State Statutes, the candidates running for office, by Proclamation, will become the Association's new Board of Directors. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers. Nominations cannot be taken from the floor

Agenda items are as follows:

### Budget Meeting Agenda

1. Certify Quorum of the Board and Membership
2. Vote to Waive the Reporting Requirements (Audit)
3. Board Approval of 2024 Annual Budget
4. **Adjournment**

### Annual Meeting Agenda

1. Call to Order
2. Proof of Notice of the Meeting
3. Certifying of Proxies and Establish Quorum
4. Read or Waive Minutes of Last Members' Meeting
5. Candidates Have Read and Agree to Abide by Association Documents
6. Election of Directors
7. Reports of Officers and Committees
8. Unfinished Business
9. New Business
  - a. Seating of New Board
10. **Adjournment**

**The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.**

BY ORDER OF THE BOARD OF DIRECTORS  
ARNIE HOLDER, LCAM

**VILLAGE ON THE GREEN III**  
**BOARD OF DIRECTORS**  
**ORGANIZATIONAL MEETING**

**NOTICE** is hereby given that the Board of Directors is holding an Organizational Meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME:**     **WEDNESDAY, NOVEMBER 15, 2023**  
                          **Immediately following the 4 PM Annual Membership Meeting**
  
- **LOCATION:**       **THE CLUBHOUSE**  
                          **2620 LAURELWOOD DR**  
                          **CLEARWATER, FL 33763**

**Agenda**

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
  - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
4. **Adjournment**

**ALL OWNERS ARE WELCOME TO ATTEND**

BY ORDER OF THE BOARD OF DIRECTORS  
ARNIE HOLDER, LCAM

**VILLAGE ON THE GREEN III**  
**PROXY**  
**(PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM)**

The undersigned owner(s) or designated voter of Unit/Address \_\_\_\_\_ in **VILLAGE ON THE GREEN III** hereby appoints the **Secretary** of the Association or (fill in name), \_\_\_\_\_ as my proxy-holder to **ATTEND** the Annual Membership and Budget Adoption Meeting of **VILLAGE ON THE GREEN III** to be held at on **WEDNESDAY, NOVEMBER 15, 2023 AT 4:00 PM at THE CLUBHOUSE, 2620 LAURELWOOD DR, CLEARWATER, FL 33763** The proxy-holder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxy holder's authority is limited as indicated below:

**GENERAL POWERS:** You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

\_\_\_\_\_ I authorize and instruct my proxy holder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

**LIMITED POWERS:** For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

\_\_\_\_\_ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as I have indicated below:

**1. Financial Reporting Waiver:**

I cast my vote to waive the requirement for an Audited Financial Statement for 2023 as required by Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22-006 of the Florida Administrative Code.

**YES**                       **NO**

**(Board recommended)**

Signature of Owner or Designated Voter: \_\_\_\_\_

Signature of Co-Owner \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBSTITUTION OF PROXY HOLDER**

The undersigned, appointed as proxy holder above, designates \_\_\_\_\_  
Print Name

To substitute for me in voting the proxy set forth above.

Dated: \_\_\_\_\_  
(Signature of Proxy-holder)

**This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.**

\*By voting "Yes" on the Financial Reporting Waiver, you waive performing an audit for 2022 which is what the Board of Directors recommends. Failure to say "Yes" will result in an audit being performed at a cost of up to \$7,500.

### **VOTING BY PROXY**

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. By selecting "Limited Powers", your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.
5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to (727) 723-1101 or mailing to Ameri-Tech Community Management, Inc., 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed "Proxy Return Envelope"**. You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, in order to avoid delay in registration.
6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting

**The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum**

**VILLAGE ON THE GREEN CONDO III ASSN INC**

151 Units

**JANUARY 1, 2024 - DECEMBER 31, 2024 PROPOSED BUDGET**

ACCT	REVENUE	2023 ANNUAL	2024 PROPOSED ANNUAL	2024 PROPOSED MONTHLY
4010	Unit Maintenance Fees	\$752,318	\$891,367	\$74,281
	<b>TOTAL REVENUE</b>	<b>\$752,318</b>	<b>\$891,367</b>	<b>\$74,281</b>
	<b>OPERATING EXPENSES</b>			
5010	Copies / Printing / Supplies	\$3,600	\$4,000	\$333
5015	Stevens&Stevens Storage (18 boxes)	\$450	\$450	\$38
5025	Website	\$595	\$595	\$50
5030	Coupons/ Lock Box	\$1,284	\$1,284	\$107
5300	Insurance (3/17)	\$162,500	\$257,500	\$21,458
5400	Grounds Maintenance/Lawn Contract	\$64,050	\$66,144	\$5,512
5420	Irrigation & Repair	\$7,200	\$12,000	\$1,000
5450	Sentricon - Baiting: Semi Annual&Drywoods	\$7,640	\$5,000	\$417
5470	Tree Trim and Removal & Palms	\$2,500	\$5,000	\$417
5500	Pest Control: Baitboxes/Bees etc.	\$2,500	\$4,000	\$333
5610	Annual Corp Report/ DBPR Bank Acct.	\$180	\$190	\$16
5620	Condo Division Fees	\$604	\$604	\$50
5700	Rec Fees	\$46,689	\$63,456	\$5,288
5800	Management Fee	\$21,600	\$21,600	\$1,800
5900	Legal Expense	\$3,000	\$5,600	\$467
5910	Cpa Services (Acctng Fees)	\$425	\$425	\$35
6100	Building Maintenance	\$30,000	\$36,200	\$3,017
6110	Grounds Maintenance	\$6,000	\$3,000	\$250
6120	Grounds - Drainage	\$6,000	\$3,000	\$250
6400	Labor - Association Employees	\$36,244	\$44,000	\$3,667
6500	Fire Alarm & Extinguishers	\$2,000	\$2,000	\$167
7000	Electric	\$8,900	\$9,500	\$792
7001	Storm Water	\$25,000	\$25,000	\$2,083
7002	Water	\$40,400	\$42,700	\$3,558
7003	Sewer	\$46,500	\$48,200	\$4,017
7004	Trash Removal	\$35,000	\$36,000	\$3,000
7006	Cable / Internet Service (2021)	\$103,100	\$92,160	\$7,680
8000	Operating Contingency	\$0	\$15,000	\$1,250
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$663,961</b>	<b>\$804,608</b>	<b>\$67,051</b>

<b>RESERVES</b>				
9010	Reserves Paving / Concrete	\$16,212	\$20,429	\$1,702
9020	Reserves Paint	\$18,086	\$18,763	\$1,564
9030	Reserves Roofing	\$33,068	\$33,067	\$2,756
9040	Reserves Carports	\$20,991	\$14,500	\$1,208
9100	Reserves Deferred	\$0	\$0	\$0
	<b>TOTAL RESERVES</b>	<b>\$88,357</b>	<b>\$86,759</b>	<b>\$7,230</b>
	<b>TOTAL EXPENSES</b>	<b>\$752,318</b>	<b>\$891,367</b>	<b>\$74,281</b>

\$0

**YOUR 2024 MAINTENANCE FEES  
SEE NEXT PAGE FOR BREAKDOWN**

**RESERVE ANALYSIS  
VILLAGE ON THE GREEN CONDO III ASSN INC  
JANUARY 1, 2024 - DECEMBER 31, 2024**

RESERVES	Current Replacement cost	Current Reserves 1/01/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Budgeted Amount
Reserves Paving / Concrete	\$157,300	\$55,155	20	5	\$102,145	\$20,429	\$20,429
Reserves - Paint +3%	\$185,764	\$35,663	10	8	\$150,101	\$18,763	\$18,763
Reserves - Roof	\$515,000	\$349,663	15	5	\$165,337	\$33,067	\$33,067
Reserves - Carpools	\$50,000	\$21,000	15	2	\$29,000	\$14,500	\$14,500
Reserves - Deferred Maintenance		\$2,075					\$0
<b>TOTALS</b>	<b>\$908,064</b>	<b>\$463,556</b>			<b>\$446,583</b>	<b>\$86,759</b>	<b>\$86,759</b>

**2024 NEW MONTHLY MAINTENANCE FEES**

UNIT TYPE	% OF OWNERSHIP	# OF UNITS	BASE MTHLY FEE	BULK CABLE / INTERNET	MASTER FEE	2024 MTHLY FEE	Increase	2023 MTHLY FEE
16C, 16D, 16I, 16J, 17C, 17D, 17I, 17J, 10C, 10D, 19C, 19D, 19I, 19J, 21C, 21D, 22C, 23B, 23C, 23G, 23H, 24A, 25C, 25D, 26C, 26D, 26I, 26J	0.54860%	28	\$336.36	\$50.86	\$35.02	\$422.24	\$64.13	\$358.11
14B,C,F,G; 15B,C,F,G; 12B,C; 13B,C; 16B E,H,K; 17B,E,H,K; 18B,C; 9B,C; 10B,E; 11B,C; 19B,E,H,K; 20B,C; 6B,C; 7B,C; 8B,C; 21B,E; 22B; 23D,I; 24B; 25B,E; 26B,E,H,K; 27B,C,F,G	0.66504%	56	\$407.75	\$50.86	\$35.02	\$493.63	\$77.05	\$416.58
14A,D,E,H; 15A,D,E,H; 12A,D; 13A,D; 16A,F,G,L; 17A,F,G,L; 18A,D; 9A,D; 10A,F; 11A,D; 19A,F,G,L; 20A,D; 6A,D; 7A,D; 8A,D; 21A,F; 22A; 23A,E,F,J; 24C; 25A,F; 26A,F,G,L; 27A,D,E,H	0.71271%	58	\$436.98	\$50.86	\$35.02	\$522.86	\$82.34	\$440.52
5A	0.54862%	1	\$336.37	\$50.86	\$35.02	\$422.25	\$64.13	\$358.12
5B, 4C, 4B, 4A	0.66506%	4	\$407.77	\$50.86	\$35.02	\$493.65	\$77.06	\$416.59
3I, 2H, 1G, 5C	0.71273%	4	\$436.99	\$50.86	\$35.02	\$522.87	\$82.34	\$440.53

↑  
THESE WILL BE YOUR 2024 MONTHLY FEES

**VILLAGE ON THE GREEN III  
CONDOMINIUM, INC.  
Annual Members Meeting  
WEDNESDAY, NOVEMBER 15, 2023 AT 4:00 PM  
2024 Board of Directors**

Alphabetical order:

**WILDAY, EDWARD**

**NOTE: THE NUMBER OF CANDIDATES RUNNING FOR THE BOARD OF DIRECTORS DOES NOT EXCEED THE CURRENT VACANCIES EXISTING ON THE BOARD; THEREFORE, THE NAMES LISTED ON THIS FORM, BY PROCLAMATION, WILL BE VILLAGE ON THE GREEN III'S 2024 BOARD OF DIRECTORS.**

VILLAGE ON THE GREEN III

Please Return to Ameri-Tech Community Management, Inc.  
24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763  
E-mail: AHOLDER@ameritechmail.com

EMERGENCY CONTACT INFORMATION  
FOR OWNER OR TENANT

PROPERTY ADDRESS \_\_\_\_\_ UNIT \_\_\_\_\_

Please complete the form below by PRINTING the requested information, sign & date and either hand deliver, mail, or scan & email to Ameri-Tech Community Management c/o ARNIE HOLDER.

Homeowners Name(s) \_\_\_\_\_

Resident Address \_\_\_\_\_ Unit \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

Home Telephone Number \_\_\_\_\_

Work Telephone Number \_\_\_\_\_ Text Cell Phone: YES or NO

Email \_\_\_\_\_ Cell # \_\_\_\_\_

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Nearest Relative (in case of emergency)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

TENANT(s), if applicable \_\_\_\_\_

Home Telephone Number \_\_\_\_\_

Work Telephone Number \_\_\_\_\_ Text Cell Phone: YES or NO

E-mail \_\_\_\_\_ Cell # \_\_\_\_\_

Number of Person(s) occupying unit

Number of Pets (and type)

Adults(s) \_\_\_\_\_ Children \_\_\_\_\_

Dogs \_\_\_\_\_ Cats \_\_\_\_\_ Other \_\_\_\_\_

Vehicle(s) \_\_\_\_\_ Make/Yr \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ TAG Number \_\_\_\_\_

PLEASE SIGN AND DATE BELOW:

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Owner Signature (if applicable)

\_\_\_\_\_  
Date

I give permission to share my personal information (phone numbers, e-mail & address) with other VILLAGE ON THE GREEN III owners.