

Village on the Green, Condo III

Board Meeting Minutes

Date: October 18, 2023

Time: 4:00pm

Facilitator: Paul Zolynsky, President

In Attendance: Paul Zolynsky, President; Pat Akers, Vice President; Joy Grubb, Treasurer; Peggi Crump, Secretary; Gary Kraus, Director; Arnie Holder, Ameri-Tech Property Manager; Robert Kelly, AmeriTech Senior Property Manager, 23 Village on the Green III unit owners.

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

Reading of the Minutes: The Secretary read the minutes of the September 20, 2023 meeting. Pat moved to approve the minutes as read and Joy seconded the motion. The minutes were approved as read.

Treasurer's Report: The Financials were sent to the board on October 12 and the Treasurer presented the report. As of October 18, VOG 3 Operating Funds balance is \$33,037.33; the Reserve Funds are \$453,477.49; and the Delinquencies and Miscellaneous Assets are \$22,826.23. Peggi motioned to approve the report, Pat seconded the motion and the report was approved as presented.

Arnie Holder presented the Property Manager's Report. He reported that the Carport at 2529 Laurelwood is complete and the vent work on 2525 Royal Pines has been completed. Consolidated Electric addressed the issue with the carport lights at buildings 2524 and 2520 October 17 and they are now functioning as they should. Arnie informed the residents that he has spoken to Turner Pest Control regarding their invoice and related to them that the matter is being escalated to the President of the Board for a decision. Currently two units are awaiting foreclosure; one unit is 90 days delinquent, one unit is 60 days delinquent, and no units are 30 days delinquent.

The President presented his report to the board and advised that the gutters on the buildings that recently had their roofs replaced would be installed October 23 and 24. He stated that the work done by J Bolt was not up to the standards we require, and we will likely not contract with the company in the future.

Paul addressed the issues many residents are having with the new Spectrum changeover that began October 1. He said that Spectrum used an improper code which didn't allow the equipment to be set up properly. It has now been rectified. There are three options that can be utilized when setting up the equipment:

Call Spectrum and a technician will walk you through the process (including how to get the equipment, i.e., mail or pick up)

Call Spectrum and ask that the equipment be mailed with instructions for you to set up the equipment

Call Spectrum and make an appointment for a technician to set up the equipment at your home

Paul addressed the continuing need for board members and explained that Joy and Gary are the only members remaining on the board. He encouraged members of the community to consider membership on the VOG 3 Board to fill the three vacant positions.

Paul recently met with the Presidents of Village on the Green 1, 2, 3 and the Patio Homes, plus John Stover, recreation committee President, to discuss the terms of their contracts, insurance, etc. and noted that all are struggling with rising insurance rates and maintenance-type contract rates being higher. The attendees agreed that there is power in numbers and would like to continue meeting once per quarter.

Paul addressed the issue of LLC's purchasing units in our community and stated that one owner currently owns 3 units. The board is working on an addition to the Bylaws that prohibits a corporation, LLC or partnership from holding title to a unit going forward. Also included in the revision is verbiage that no single owner or couple may own more than three units. No unit may be leased or rented during the first 24 months of ownership. Once the board has reviewed the documents and made changes or approved, the documents will go to the community for a vote which requires the approval of 66 percent of the owners.

Pat stated that properly maintained property must address tree trimming and roof replacement. He reviewed the need for removal of laurel oaks on campus. The trees have a 45-year lifespan which they are nearing. The cost for removal per tree, presently, is \$1500.00 each. The roofs are paid from reserves, but gutters are not. Recently we incurred an expense of \$5400 for wood replacement above and beyond the shingles. Pat stated that maintenance and replacement cannot be ignored, because at some point it becomes a much bigger problem.

Paul addressed the potential that HOA fees may increase. He stated that a major problem is that rates were not raised in the past to fund the reserves and necessary maintenance was delayed. Now we are paying inflated rates for necessary repairs.

The President called for the next item on the agenda which was New Business.

Pat complimented Paul on the extraordinary job Paul has done managing the budget by putting needs in perspective. 8 roofs need to be replaced and Paul worked to devise a five-year plan which allows gutters and soffits to also be replaced. He also stated that it's important that trees be trimmed before a roof is replaced.

Barbara Brozinski asked if the insurance renewal insurance date can be changed to better coincide with the budgeting process. The budgeting process begins in October and the insurance is renewed in March. Paul advised that it's difficult to change a renewal date, but that he would contact Kip to ask if it can be done.

The President called for New Business. As there was none, Gary moved that the meeting be adjourned, Patrick seconded the motion, and the meeting was adjourned at 4:37 pm.

Respectfully submitted,

Peggi Crump, Secretary