

Village on the Green, Condo III Board Meeting Minutes

Date: September 20, 2023

Time: 4:00pm

Facilitator: Patrick Ackers

In Attendance: Paul Zolynsky, President (via Zoom); Pat Akers, Vice President; Joy Grubb, Treasurer; Peggi Crump, Secretary; Arnie Holder, Ameri-Tech Property Manager; Robert Kelly, Ameri-Tech Senior Property Manager; 27 VOG III-unit owners.

Call to Order: Due to technical difficulties, the President turned the meeting over to Vice President, Pat Ackers. The meeting to order at 4:03pm and a Quorum was established.

Reading of the Minutes: The Secretary read the minutes of the April 2023, Board Meeting. Pat moved to approve the minutes as presented, Joy seconded the motion, and the minutes were approved as read.

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.

Arnie Holder was introduced to the community as the new Property Manager for VOG3 and presented the management report. He advised that the VOG III financials were sent out September 12, 2023. He stated 3 units are currently with the association attorney due to unpaid HOA fees and he would continue to monitor the progress and report his findings.

The Vice President reported on the following:

- The sealcoating for VOG 3 has been completed. In approximately three years, a decision should be made whether or not shaving will be necessary.
- Tree trimming recently occurred around the property and by all reports Stevens Tree Company did a very professional job.
- The shed at 2543 has been repaired due to damage that occurred from leakage and rot.
- Hughes Pest Control is our new pest control company and recently removed the old Sentricom receptacles and replaced them with new ones. The contract with the new company results in a \$3000.00 saving.
- Roofs for buildings 2532 and 2561 are being replaced within the coming weeks and the carport work at building 2529 is scheduled for September 18.
- The problem with the dryer vent at building 2525 will be addressed next week.

Paul reported that a budget workshop will be held September 27 at 1:00 and encouraged everyone to attend. He also encouraged the members of our community to consider membership to the VOG3 Board of Directors. Currently there are three positions that need to be filled.

Paul gave an update on the Spectrum account and advised that Nick Roemer with TelCom National (??) negotiated a new contract for us and will receive 15 percent of the negotiated dollars. His negotiations, after his fee, have resulted in a \$32,300 savings. The contract begins October 1, and the details are:

- \$48.00 per unit monthly fee for the highest tier.
- Each unit will receive a DVR at no charge which is a \$20.00 monthly savings.
- A 4 percent increase locked in over the 4-year life of the contract.
- Two courtesy accounts.

Pat addressed the brown spots on many areas of the campus lawns with Millenium's Manager who agreed that their processes are not rectifying the problem and it is getting worse rather than better. The sod will be replaced at Millenium's expense. He noted that we have an ongoing weed issue which is improving but is not where it should be. Millenium will be addressing that during the cooler months.

The President called for New Business. Ed Wilday asked if any part of the insurance premium will be financed and was told that 100 percent of the premium will be financed.

As there was no further business to come before the Board, the President adjourned the meeting at 4:30pm.

Respectfully submitted,

Peggi Crump
Village on the Green, Condo 3 Secretary

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