

November 15, 2023

Village on the Green 3 Budget Meeting Minutes

Paul Zolynsky, President and Facilitator

The meeting was called to order at 4:03 pm. In attendance were Paul Zolynsky, President; Pat Akers, Vice President; Peggi Crump, Secretary; Joy Grubb, Treasurer; Gary Kraus, Director. Bob Kelly and Arnie Holder from Ameri-Tech were also in attendance. 40 Village on the Green 3 members were in attendance. A quorum of the board was established for the budget meeting.

The first order of business was to approve the 2024 budget. Pat Akers moved the budget be approved and Gary Kraus seconded the motion. The Village on the Green 2024 budget was approved by the board as presented. There were not enough owners present either in person or by proxy to meet a quorum (76). Therefore, the vote on whether to waive the financial audit must be tabled until the additional votes can be obtained over the next 90 days.

A waiver of the Audit is recommended by Ameri-Tech for 2024. After the new board is elected, they can ask for a vote to waive the Financial Reporting (Audit) when the Board convenes at the upcoming January 2024 Board Meeting.

As there was no further business to come before the board, the meeting Pat moved to adjourn the meeting and Pat seconded the motion. The meeting was adjourned at 4:11pm.

Respectfully submitted,

Peggi Crump, Secretary

November 15, 2023

Village on the Green 3 Annual Membership Meeting Minutes

Paul Zolynsky, President and Facilitator and Robert Kelly, Ameritech

The meeting was called to order at 4:11 pm. In attendance were Paul Zolynsky, President; Pat Akers, Vice President; Peggi Crump, Secretary; Joy Grubb, Treasurer; Gary Kraus, and Robert Kelly, and Arnie Holder from Ameri-Tech were also in attendance. 40 Village on the Green 3 association members were in attendance. A quorum of the board was established. A Quorum of the owners was NOT established since there were not enough owners present or via proxy to meet the quorum requirement. Arnie Holder reported that a second *Proof of Notice of the Meeting* was mailed October 16, 2023, which included an agenda, the annual budget and a proxy.

The minutes of the October 20, 2023, meeting minutes were read and approved.

Robert reported that the number of candidates running for the board does not exceed the number of vacancies on the board. In accordance with State Statutes, the candidates running for office by

Proclamation will become the Association's new Board of Directors. He asked if all candidates for the 2024 election agreed to abide by the Rules and Bylaws. All candidates agreed.

Robert stated that immediately following the annual meeting the 2024 board will meet to elect officers. Nominations will not be taken from the floor.

Gratitude to Paul Zolynsky and Pat Ackers was expressed for their faithful and superb service on the Village on the Green 3 board. Applause from the meeting attendees followed.

Paul reported the board has been working on changes to the Bylaws to bring them up to date. The Bylaws can only be changed by the membership and noted that Gary Kraus has been an integral part of the mockup process. He will continue to work with the 2024 board to bring a document to the association's members for a vote.

A question was posed regarding the installation of solar panels on each building. Pat Akers advised that the installation of solar panels is extremely complication and very expensive. The decision was made to table the subject and possibly address it at a later date.

A question was raised about removing the temporary barrier around building 2561. Pat explained that the roof has recently been replaced and the construction tape cannot be removed until an inspection occurs. He reported that Westfall Roofing included a wind mitigation that will possibly reduce the insurance rate.

The question was posed regarding the increase in the recreation fees. Paull reported that the increase occurred due to an insurance rate hike.

There was a motion by Paul to adjourn the meeting. It was seconded by Pat, and the meeting was adjourned at 4:37 p.m.

ANNUAL MEMBERSHIP MEETING:

The new VOG III Board of Directors for 2024 are Ed Wilday, Gwen Stuler and Rick Naider. Joy Grubb and Gary Kraus will continue to serve out their remaining one-year term. The elected individuals are designated now as "Directors" until specific officer positions are determined at the Organizational Meeting immediately following the November 15 meeting.