

MEETING MINUTES
For
Reconvened Annual Meeting and
VOG III Board of Director's Meeting

Date: December 18, 2024

Time: 4:00 P.M.

Place: VOG Clubhouse

RECONVENED ANNUAL MEETING

The Meeting was called to order at 4:05PM.

Quorum established: Ed Wilday, President, Patrick Leo, Vice President, Gwen Stuler, Secretary.

Also attending were Arnie Holder, Property Manager with Ameritech and a trainee with Ameritech.

Notices of Meeting: Posted on Bulletin Boards and VOG website

Vote Results to Waive Financial Audit: 76 YES VOTES to waive audit. Passed. There was a small number of NO votes and non-responders were considered NO votes.

Appointment to fill a Board of Directors vacancy:

- A board member must be an owner (name on the deed) and be current with their fees. Joy Grubb meets the criteria.
- A motion was made by Ed Wilday to appoint Joy Grubb to fill a fourth seat on the board. Motion was seconded by Gwen Stuler. All board members approved.

A motion was made to adjourn the meeting by Gwen Stuler, seconded by Patrick Leo: the Reconvened Annual Meeting was adjourned at 4:08 PM.

BOARD OF DIRECTOR'S MEETING

The meeting was called to order at 4:08PM. Attending: see above with the addition of Joy Grubb, Treasurer.

Old Business:

- Reading of the minutes was waived.
- Joy Grubb presented the latest financials as of 12/16/2024:
 - \$111,652.35 is in our Operating Fund \$345,063.76 is in Reserve Funds
- Property Manager's Report:
 - Financials were sent to all board members on 12/11/2024
 - Five (5) residents are delinquent in condo fees, but none have gone to our attorney as of yet.
 - Continuing to work on 20+ reported roof leaks. Delays due to contractors being overwhelmed with business by Milton.
 - A number of trees were removed; 2 were dead, 2 were damaged by Milton and 1 posed a future problem from collapsing.

New Business

A. Significant Events/Accomplishments of 2024

Hurricane Damage was minimal for VOG III. Out of a total 27 roofs, we had 11 leaks which affected 25 units. Extent of damage and sources are still to be determined. Primary problem was the number of limb, tree branches and leaves that came down and covered the property. To speed up the clearing process and save money, a corps of volunteers headed by Rick Naider and Odesti cleaned up the debris and moved it to Laurelwood where it was eventually picked up by the city.

Waiting on quotes from vendors for new and repair of gutters, soffit and carport repair.

Other Accomplishments

- An amendment was passed in the spring of 2024 based on the work of the prior board limiting the number of rentals (12) we wish to have in VOG III. That limit has been reached.
- Several board members reviewed and approved the destruction of 19 archived storage boxes for which we were paying \$45.00 per box.
- Significant planting and mulching was done this spring to VOG III property. Mulch had not been laid for several years, plants in front of buildings were dead or dying and the entrances were looking shabby.
- Steps on 2 story buildings were repaired/strengthened/painted.
- Several carports were repaired.
- Replaced roofs at 2525 RPC and 2557 Laurelwood
- Gutters replaced on 2525 RPC; gutter replacement at 2557 is pending.
- Satisfactory ending to a fire issue in 2514 RPC.
- Assisted family and authorities of person who died in their unit.
- Myriad of issues dealt with by Odesti daily, e.g.
 - Steps
 - Drainage
 - Carport repair
 - Window sill repair

B. Other Current Issues

- Potential for major delay in condo dues income for 2025. Due to several people who have entered an ALF and have reverse mortgages, a resident who has died with no discernable relatives/heirs and a number of people behind in their dues.
- Someone is cutting wires in our irrigation boxes. Please report anyone near boxes who are suspicious. Pictures would be helpful.

Q & A

1. No water in our area (2541 Laurelwood).
No reason to believe irrigation not working in that area. It runs at night. Will check with Odesti to make sure there are no problems.
2. What kind of leaks did we have?
Into the ridge vents, exhaust or microwave area. Age or roof or orientation of building didn't seem to matter.
3. Irrigation system working properly?
Yes, Odesti and new irrigation company appear to have things under control.

4. Cost of new plants and mulch necessary?

Decision was based on extra money available, unattractive entrances, significant dead/dying plants in front of buildings, lack of mulch for 3-4 years, need to plant ahead of growing season.

5. Following garbage/recycling rules are a problem.....large uncut boxes, large items.

An ongoing problem despite disposal notices on the door, explanation of rules to all new residents, etc.

With no further questions, a motion was made by Gwen Stuler to adjourn the meeting, seconded by Ed Wilday and all agreed. Meeting adjourned at 4:35PM

Next meeting is JANUARY 15,2025