

MEETING MINUTES
For
VOG III Board of Director's Meeting

Date: January 17, 2024

Time: 4:00 P.M.

Place: VOG Clubhouse

DRAFT

RECONVENED MEETING

Meeting called to order at 4:00PM

Attending: Rick Naider, President, Ed Wilday, Vice President, Joy Grubb, Treasurer, Gwen Stuler, Secretary and Arnie Holder, Property Manager for Ameritech.

This is a reconvening of the November 15, 2023 meeting. 77 YES votes were obtained to waive the VOG III financial audit for this year for a savings of \$7,500. Last audit was done in 2020.

This meeting was adjourned at 4:10 PM

January's Board of Director's Meeting

The Board of Director's meeting for January 17, 2024 was called to order at 4:11PM. Attending were Rick Naider, President, Ed Wilday, Vice President, Joy Grubb, Treasurer, Gwen Stuler, Secretary and Arnie Holder, VOG III Property Manager with Ameritech.

Reading of Minutes: Rick Naider motioned that the reading of the minutes from the last meeting be waived. Joy seconded and all the members affirmed.

Financial Report: Joy Grubb read the financials. Rick Naider motioned that they be accepted, Ed Wilday seconded that motion and all agreed to accept.

Property Manager's Report: Arnie Holder reported on a number of maintenance issues that were completed/proposed relating to drainage, leak and gutter issues.

New Business: Rick Naider reported on the following completed items and 2024 goals.

A number of trees were removed due to disease or possible damage to roofs: 2537,2525 and 2535.

On Jan 2, 2024, drones flew over VOG III to conduct a FPAT roof appraisal for insurance purposes.

Stairs of 2nd story buildings have been found to have much corrosion which needs to be addressed.

The board will continue to follow up with roof and gutter replacements in 2024.

Large discards at the dumpsters remain a problem; instruction for disposal was provided.

Large ruts at the North end of our property will be flattened out as a safety issue.

Continue to monitor violations of truck parking.

A thank you to Mr. Bedell and Mr. Clapp for their assistance with the recent death of a resident.

Landscape replacement of dead shrubs and empty spaces; mulch at the entrances and continued sprinkler maintenance.

Cleaning gutters on all 2 story buildings in the back.

A Gutter Guard trial on one 2 story building; if successful to be implemented on all 2 story buildings.

Resolution and vote on proposed amendment related to multiple unit ownership and percentage of rental units allowed.

Pinellas County has restricted irrigation to 1X week until further notice.

Q & A

Will the board be adding a fifth member? **The board will consider adding any volunteer as a fifth member.**

Will we be doing anything with the area around the 2545 enclosure? **Yes, will investigate a possible leak which prevents plants from thriving; replant or add stones to be determined.**

Can minutes be posted on website in a timely manner? **Minutes will be prepared 2-3 days after a meeting and sent to the web master for posting. Posting to bulletin boards will follow.**

Former President, Paul Zolynsky, pointed out that there was a budget surplus from last year. **This will be added to the surplus from the prior years; the board will consider how best to spend it.**

Rick Naider motioned that the meeting be adjourned at 4:55 PM. Gwen Stuler seconded that motion and all approved.