

MEETING MINUTES

For

VOG III Board of Director's Meeting

Date: October 16, 2024

Time: 4:00 P.M.

Place: VOG Clubhouse, Laurelwood Dr.

DRAFT

The Board of Director's meeting for October 16, 2024 was called to order at 4:00PM.

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: A motion was made by Ed Wilday to table the reading of the minutes (from April) in the interest of time. Motion seconded by Rick Naider and all approved.

Financial Report: Joy Grubb. Dated 10/16/2024 the balance sheet is as follows:

Operating funds: \$78,870.

Reserves: \$377,327. (total)

A motion was made by Rick Naider to accept the financial report as read; Gwen Stuler seconded the motion and all agreed.

Property Manager's Report: Arnie Holder reported the following:

- Financials sent to all board members are delayed due to Hurricane Milton.
- There are no collections with our attorney as yet, but 7 delinquencies of 60 days or more.
- Work in progress or completed: 7 roof leaks, 1 gutter, downed trees cut, stairs replaced, carport repairs and lighting repairs.

New Business: Rick Naider

- ODESTI: A recognition of the outstanding good work he has performed this past year and his contribution to the amount of money we have been able to save by his efforts with installing a French drain, repairing a carport, locating a sprinkler zone problem.
- Rules and Regulations: A number of our longstanding rules and regulations have been eroded or ignored over the past few years; namely, trucks, patios, walkways, large dogs with visitors, planting of trees and shrubs without authorization. All or some of these may be taken up with a new board; all can be handled by written request to the Board.
- Future Financial Obligations: All residents should be aware that our buildings are aging. We will be met with increasing financial obligations in the future in order to handle them and keep our property in good order. Several expensive problems are apparent now: water intrusion to roofs, slabs and lanais, stairs requiring fixing/replacement, aging trees.

- In conjunction with the above paragraph, we may see increases in condo fees in the years to come of 3-5%.
- Board Members and Property Management:
 - Vendors may be acquired from the outside by the board or via the management company.

Questions and Answers:

1. Who is responsible for cleaning dryer vents? **Residents are responsible .**
2. Who is running for the BOD and how many openings are there? **One person has put in their name, three members are remaining on the board and one position is open. (our board has 5 members).**
3. Do all our roofs meet the wind mitigation standards? **YES**

Adjournment: Meeting adjourned at 4:45PM.

Next meeting is the Annual/Budget Meeting **NOVEMBER 13th at 4PM**