

MEETING MINUTES  
For  
VOG III Board of Director's Meeting

Date: February 21, 2024

Time: 4:00 P.M.

Place: VOG Clubhouse

**DRAFT**

---

The Board of Director's meeting for February 21, 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: Gwen Stuler. A motion was made by Ed Wilday to accept the meeting minutes as read; Rick Naider seconded the motion and all members agreed.

Financial Report: Joy Grubb. 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 on the following:

Financials were sent to all board members on 2/13/2024.

There are no collections with our attorney.

Drainage and gutter work completed for 2549 D. More research into gutter guards is required to fit our needs.

Maintenance completed for 2544 B, 2541A.

Old Business: Rick Naider reported on the following:

- Roof assessment by FPAT was completed via drones and all roofs looked good. Assessment and pictures of roofs for all buildings was provided to all board members and Ameritech.
- An insurance meeting will be held 2/29/024 at Ameritech at 11: A.M. with our agent, Kip Kollmeyer, Agent of Record with Mitchell Ins. to finalize our insurance.
- A sprinkler assessment was conducted throughout the property with two board members and Millenium. A Rain Bird System (a 4 station timer) will be installed to better regulate watering.

New Business: Rick Naider

- Rick introduced Christina Carlee, a former board member and now a volunteer, to serve as Director to round out our board to five. A motion was made by Rick Naider for a vote to place Christine on the board. Ed Wilday seconded the motion and all members agreed.
- The new amendment mention at January's meeting has been finalized and ready for a vote by all residents. A copy of the amendment will be mailed to all units for their review and vote.

- Rick reminded residents that when we begin to replace bushes/shrubs, they will need to be watered frequently for the first few weeks. Since a hose cannot be used due to restrictions on watering, Rick demonstrated what could be done with a water can at each location.
- Rick stated that he had contacted the Alexander via a registered letter about noise and lights behind 2549 RPC related to their trash disposal at night and a tree behind 2555 that may become problem in a storm.
- No update on the corrosion of stairs on 2 story buildings. Of concern, but not serious at this point. Further investigation needed.

### Q & A

Two new insurance companies are operating in Fla. Will we be getting a quote from them?

No, we need to have insurance in place by early March via our agent of record in order to proceed with Board business. We can investigate further in 2024.

Is damaged sod to be replace by Millenium?

Will refer to Millenium for answer.

Grass is being cut too short for the time of year.

Will refer to Millenium for answer.

Bushes are being cut back too far. Can Millenium not cut so far back?

Will refer to Millenium for answer.

How many hours is Odesti working as we are already over budget for Jan., 2024?

Odesti works 30 hours per week. Overage to be researched. A number of reasons may require his working a few more hours.

Is Odesti following the previous board's schedule of work?

Odesti has the previous board's schedule of duties. As an adult and a good worker, he polices himself in conjunction and communication with the President and VP.

Is the board going to get their own vendor quotes or is Ameritech?

The Board will rely primarily on Ameritech for vendors; obtaining their own quotes when feasible or necessary.

How many roofs will be replaced in 2024?

Hope to replace 2-3 roofs in 2024.

Can a letter be sent to all residents about not putting renovation materials, large unbroken boxes in the dumpsters?

This has been an ongoing problem for years. Looking into more effective means of communication than a letter.

Meeting adjourned at 5:07P.M.

Next meeting is March 20, 2024.

