

MEETING MINUTES

For

VOG III Board of Director's Meeting

Date: October 15, 2025

Time: 4:00 P.M.

Place: VOG Clubhouse

The meeting was called to order at 4:03 PM. A quorum was established. Attending were: Patrick Leo, President, Gwen Stuler, Secretary, Joy Grubb, Director, Ed Wilday, Vice President, David Despino, VOG III Property Manager from Ameritech Mgmt. Notice of the meeting was provided via the website villageonthegreen3.com and a posting at the VOG Clubhouse.

Reading of Minutes: A motion was made by the President to waive the reading of the minutes from April, 2025.. The motion was seconded by Gwen Stuler, Secretary. All members agreed and the motion was carried.

Financial Report: Joy Grubb

The Treasurer's report as of September 30, 2025.

Total Operating Fund equals \$101,665.47

Total Reserves Fund equals \$361,272.90

A motion was made by the Secretary to accept the Financial Report as read. It was seconded by the President. All members agreed and the motion was carried.

Property Manager's Report: David Despino, Property Manager for VOG III reported the following:

Financials for September were sent to the Board.

There are four (4) delinquencies that are with our attorney. Presently, two units are 90 days delinquent, and three units are 60 days delinquent.

Bids/Proposals/Completions:

- Two bids received for restoration of the pavers: Gemstone Concrete Coatings at \$14,375.55 and Berger's Power Washing at \$17,382.00. A third quote is pending.
- Three bids received for remediation of drainage problems: Russell Landscaping at \$26,570.00, Millennium at \$4,625.00 and ASI Landscaping at \$45,777.21.
- Trees to be cut down: 2545 and 2541 are on Millennium's schedule for two weeks.
- Fire Inspections: replacing unit at 2543 and 2537. Reprogramming unit at 2549. Work scheduled for week of October 20, 2025. Fire inspection to follow repairs.

Old Business:

Patrick Leo, President, provided a brief recap of items from April's meeting in which he expressed an interest in improving.

Paver restoration for all buildings.

Drainage problems as evidenced by the responses to a survey sent out by Patrick to all owners asking for information about standing or intrusive water by their units. A total of XXX units responded with problems. We have a number of quotes, primarily for variations on a French drain to fix the problems, but it may require grading to fix others.

A new roof was put onto 2550 along with new gutters.

New Business: Ongoing activities/Issues

- A number of trees have been cut down over last six months due to storm damage or dying trees. It is the BOD plan to replace some/most of the trees. Type of tree and location to be determined.
- Three fire alarms are to be fixed prior to our receiving a passing grade from the Fire Inspector. It is imperative that notice be given to the board regarding any problem that 2 story buildings have with their fire exit signs.
- Intend to improve the overall appearance of our landscaping. Our grass is in shameful shape and shrubs, etc. need to be improved.
- SECOND NOTICE of the Annual Meeting will go out this weekend. Look over the budget, vote for your choice of candidate and send in the paperwork.

Q & A

1. Attendance at this meeting is minimal. What can be done to improve attendance?
Patrick indicated that he failed to put out the "meeting signs", so that contributed to the problem. However, owners need to be educated that lack of attendance/involvement could lead to having no board members at all (state involvement) and the loss of owners' control/voice over vital issues.
2. A recent BOD Certification course I took indicated that bulletin boards were required for posting of meetings.....and ours have been taken down.
Further research will be done on that issue. As of now, Fla. Statue indicates that the clubhouse bulletin board meets the requirement, in addition to our website.
3. Is 2543 F on the list for potential drainage problems?
No, but it will be put on the list.
4. A tree behind my unit owned by the Alexander was cut down per an agreement between them and VOGIII because it was dead. Will it be replaced by the Alexander?
No, they are under no obligation to replace it, but VOG III will consider doing it.
5. Why were the bulletin boards taken down?
Old, 2 of them too small to barely hold two pages of minutes, glass was scratched so as to impair seeing the items, 1 was attached to an old, deteriorating wooden frame, proliferation of phones and computers to read items on our website, time and energy spent to post items on three bulletin boards vs perceived lack of use by residents.

There being no more questions or comments, a motion was made by Gwen Stuler to adjourn the meeting. The motion was seconded by Patrick Leo, all members agreed.

Meeting was adjourned at 4:37 PM.

Next meeting is NOVEMBER 19th at 4:00 PM. It is the Annual/Budget meeting. Send in your proxy!!

