

MEETING MINUTES

For

VOG III Board of Director's Meeting

Date: January 15, 2025

Time: 4:00 P.M.

Place: VOG Clubhouse

The meeting was called to order at 4:04PM. A quorum was established. Attending were: Ed Wilday, President, Patrick Leo, Vice President, Gwen Stuler, Secretary, Joy Grubb, Director, Arnie Holder, Property Manager from Ameritech and Nicole (?) from Ameritech.

Old Business:

- A motion was made by Ed Wilday to waive the reading of the minutes; seconded by Gwen Stuler and all members approved. Reading of the minutes was waived.
- Joy Grubb presented the latest financials as of 01/14/2025.

- \$117,462.32 is in our Operating Fund \$351,954.39 in our Reserve Funds

Property Manager's Report:

Financials were sent to all board members on 01/13/2025

- Seven (7) residents are delinquent in condo fees; collection letters have gone out. Three (3) have gone to our attorney.
- Continuing to work on roof leaks. Compiling a list based on priority. Two roofing companies are involved. Delays continue due to Milton.
- Roof replaced at 2557 Laurelwood. Gutter installation is imminent.
- 3 car port posts repaired Jan 16/17
- South irrigation pump on order
- Researching a commercial power washer to purchase
- Ed Wilday reported that there was no update to the Petrillo issue; a lien will be filed at appropriate time.

New Business

- Two new leaks in units reported since last meeting for total of 27 (an earlier one turned out to be a plumbing leak from an upstairs unit, 2 appear to be non-roof related dryer vent issues, at least two through microwave vents, some ridge vent issues, and other roof related leaks)
- Seeking quote on gutter cleaning of 2 story buildings (initial proposal rec'd)
- A technical glitch occurred in late October whereby I was not getting work orders and could not confer with Odesti about completion. Caught up with work orders as of Jan 1; Arnie will be dealing with what I missed.
- Please submit a work order for something you see that needs to be done even if outside the scope of your unit, e.g. tree down, car port problem. Don't assume Odesti or a board member knows about it.

- South pump reported down 12/30, technician out Jan 2, approved the fix 1/9. Should be running soon. Part ordered.
- Still seeking another board member to make 5 members. As a reminder for this fall, new spots will open for the November elections as Ed Wilday and Gwen Stuler will not be returning to the board.
- Maintenance shed in bad condition. At some point we will need to address the issue of the walls and roof. Anyone with construction knowledge, we would welcome your ideas and input.
- A change in the board's make up will happen at the end of the March meeting with an "Organizational" meeting whereby the President's title will be transferred to Patrick Leo and Ed Wilday will become the VP. This is to ensure a smooth and effective transition through the summer to fall necessitated by Ed Wilday's absence.

Q and A

1. Will we be using the monies from prior years for our 2024 year end shortage? **We ended the year with a very small surplus due to the monies that were over-budgeted for insurance.**
2. We had a large overage in insurance money, what is disposition of that? **This component of the operating budget offset costs incurred in mulch and shrubs and dealing with the aftermath of the three hurricanes (Debbie, Helene, and Milton). Leaving us with a very small surplus at the end of the year.**
3. What is the process for work orders? **Work orders sent electronically are received by Ed Wilday, Odesti and Arnie Holder. Ed Wilday confers with Odesti about priority and completion. There are no plans for notification to residents of when/where/how the work order will be done. Time and personnel dictate this.**
4. Are we looking at the cracks in the pavement? **Yes, there is a reserve for this work when it comes due. Pavement had been sealed a few years back.**
5. When is the website updated? **Once a month for agenda and meeting minutes; when new information is provided or items are to be discarded.**
6. How many trees did we lose? And are we replacing them? **Between Oct and now we lost 5 trees (2519 (2) ,2514, 2541, 2569) due to the hurricane, dying trees,. trees that posed a danger. We plan to remove a dead palm in front of 2543, dead pine near 2569, and a diseased tree near 2526. We will not be replacing them due to cost.,**
7. What are we doing about tree stumps at end of Royal Pines that were approved for cutting by last board? **May refer back to the owner who rec'd permission for the work for possible solution.**
8. What can be done about the bad grass in front and back of my condo? **Will confer with Millenium about condition/solution.**
9. Can the time of this meeting be changed to accommodate the yoga classes on Wednesdays? **The board agreed that for several reasons this was not desirable in their eyes.**

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 4:55 PM.

Next meeting is February 19th.