

VILLAGE ON THE GREEN III

SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND 2026 BUDGET APPROVAL

To All VILLAGE ON THE GREEN III Members,

The ANNUAL MEETING of VILLAGE ON THE GREEN III will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** WEDNESDAY, NOVEMBER 19, 2025 AT 4:00 PM
- **LOCATION:** THE CLUBHOUSE
2620 LAURELWOOD DR
CLEARWATER, FL 33763

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

This year three (3) homeowners have submitted their intent to be considered as members for the Board of Directors. There are currently two (2) positions open on the Board of Directors. Enclosed are directions for casting your "Ballot" for two (2) of the candidates which you feel will best serve the Association. Now you can email your Ballot to ballots@villageonthegreen3.com. Please be sure to sign the ballot; however, by doing so you are waiving the secrecy of your ballot. Nominations cannot be taken from the floor. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers.

Agenda items are as follows:

Budget Meeting Agenda

1. Call to Order
2. Certify Quorum of the Board and Membership
3. Vote to Roll Over Excess Funds
4. Board Approval of 2026 Annual Budget
5. **Adjournment**

Annual Meeting Agenda

1. Call to Order
2. Proof of Notice of the Meeting
3. Certifying of Proxies and Establish Quorum
4. Read or Waive Minutes of Last Members' Meeting
5. Candidates Have Read and Agree to Abide by Association Documents
6. Election of Directors
 - a. Selection of Volunteers to Count Ballots
 - b. Motion to Close Ballot Box
 - c. Counting of Ballots
 - d. Voting Results
7. Reports of Officers and Committees
8. Unfinished Business
9. New Business
 - a. Open Forum
 - b. Seating of New Board
10. **Adjournment**

BY ORDER OF THE BOARD OF DIRECTORS
DAYNA CANNISTRACI, LCAM

VILLAGE ON THE GREEN III
BOARD OF DIRECTORS
ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding an Organizational Meeting at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** **WEDNESDAY, NOVEMBER 19, 2025**
 Immediately following the 4 PM Annual Membership Meeting

- **LOCATION:** **THE CLUBHOUSE**
 2620 LAURELWOOD DR
 CLEARWATER, FL 33763

Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
 - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
DAYNA CANNISTRACI, LCAM

VILLAGE ON THE GREEN III
PROXY
(PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM)

The undersigned owner(s) or designated voter of Unit/Address _____
in **VILLAGE ON THE GREEN III** hereby appoints the **Secretary** of the Association or (fill in name),
_____ as my proxy-holder to **ATTEND** the Annual Membership and
Budget Adoption Meeting of **VILLAGE ON THE GREEN III** to be held at on **WEDNESDAY, NOVEMBER 19,**
2025 AT 4:00 PM at THE CLUBHOUSE, 2620 LAURELWOOD DR, CLEARWATER, FL 33763 The proxy-
holder named above has the authority to vote and act for me to the same extent that I would, if personally
present, with power of substitution, including the establishment of a quorum, in all matters before the
membership, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS: You may choose to grant general powers, limited powers, or both. Check "General
Powers" if you want your proxy holder to vote on other issues which might come up at the meeting and for
which a limited proxy is not required.

_____ I authorize and instruct my proxy holder to use his or her best judgement on all other matters
which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference
in the blank(s) provided below.

_____ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following
matters as I have indicated below:

1. **Roll Over Excess Funds:**

Do you want to roll over any excess operating funds in the **2024** calendar year into the **2026** budget, as a constructive
return of capital to the membership consistent with IRS rulings 70-604.

_____ **YES,** _____ **NO**

Signature of Owner or Designated Voter: _____

Signature of Co-Owner _____

Date: _____

Print Name: _____

Print Name: _____

Date: _____

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates _____
Print Name

To substitute for me in voting the proxy set forth above.

Dated: _____

(Signature of Proxyholder)

VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. By selecting "Limited Powers," your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.
5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to (727) 723-1101 or mailing to Ameri-Tech Community Management Partners LLC, Inc., 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed "Proxy Return Envelope".** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, in order to avoid delays in registration.
6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum
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**VILLAGE ON THE GREEN III CONDOMINIUM
ANNUAL MEMBERS' MEETING
BALLOT FOR ELECTING DIRECTORS
Wednesday, November 19, 2025 at 4:00 p.m.**

IF YOU E-MAIL YOUR COMPLETED BALLOT IN TO THE ASSOCIATION, YOU MUST FILL IN THE BELOW INFORMATION FOR YOUR VOTE TO COUNT.

UNIT _____ ADDRESS: _____ ASSOCIATION: _____

(I, WE), FIRST AND LAST NAME: _____, WAIVE
(THIS ALSO SERVES AS SIGNATURE)

MY RIGHT TO A SECRET BALLOT FOR THIS BOARD ELECTION.

VOTE FOR NO MORE THAN TWO (2) CANDIDATES BY PLACING A "X" IN THE BOX. IF YOU VOTE FOR MORE THAN TWO (2) CANDIDATES, YOUR BALLOT WILL BE INVALID.

Alphabetical order (Last Name, First Name):

☐ Kraus, Gary

☐ Muscaro, John

☐ Zolynsky, Paul

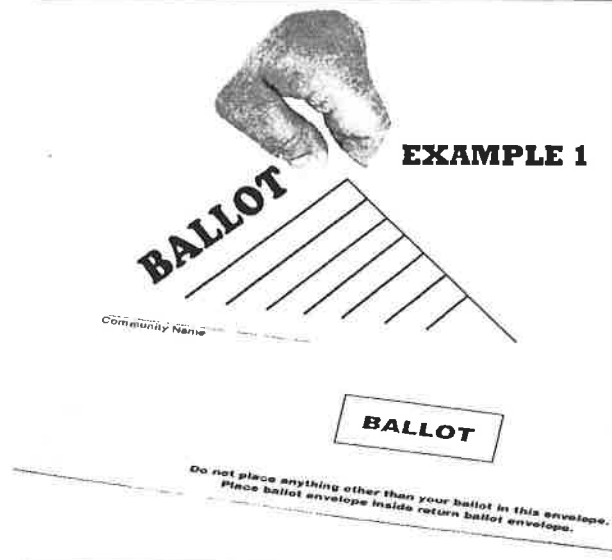
- If you want to email your Ballot, please send to:
ballots@villageonthegreen3.com and fill in the information above.
- After you have completed marking the ballot, it must be placed in the envelope marked "BALLOT." Please print the name of your association on this envelope.
- Place this ballot envelope into the envelope marked "RETURN BALLOT ENVELOPE."
- Please write in your unit information on the outer "RETURN BALLOT ENVELOPE" and sign this envelope before mailing

WAIVING THE SECRECY OF YOUR BALLOT IS YOUR CHOICE. YOU DO NOT HAVE TO WAIVE THE SECRECY OF YOUR BALLOT IN ORDER TO VOTE. BY TRANSMITTING YOUR COMPLETED BALLOT THROUGH E-MAIL TO THE ASSOCIATION, YOU WAIVE THE SECRECY OF YOUR COMPLETED BALLOT. IF YOU DO NOT WISH TO WAIVE YOUR SECRECY BUT WISH TO PARTICIPATE IN THE VOTE THAT IS THE SUBJECT OF THIS BALLOT, PLEASE ATTEND THE IN-PERSON MEETING WHICH THE MATTER WILL BE VOTED ON.

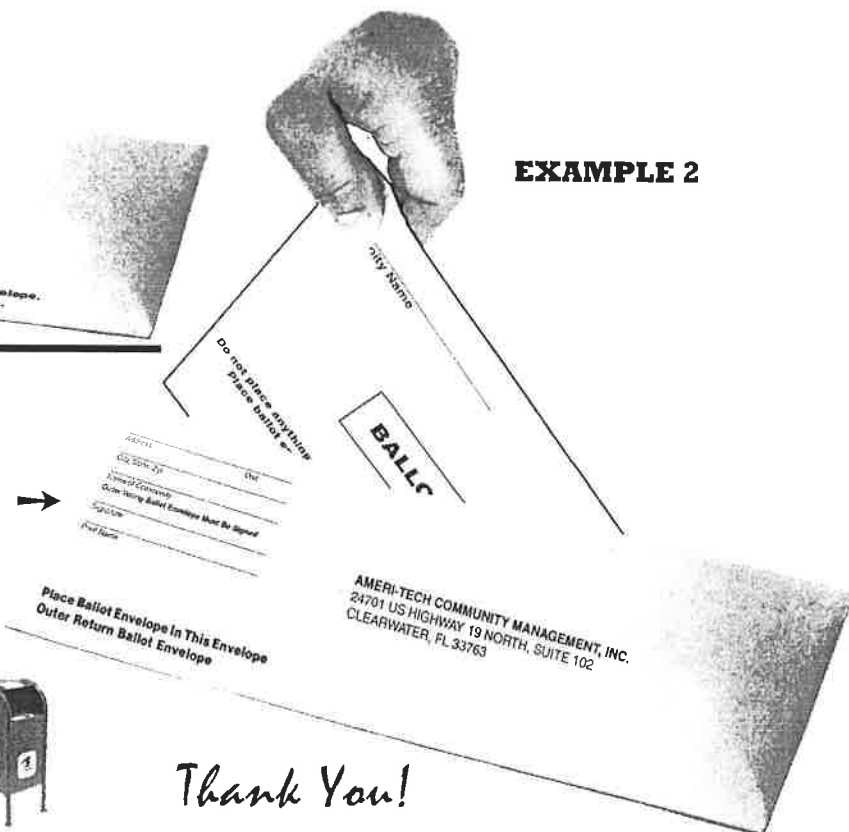
ASSOCIATION ANNUAL MEETING INSTRUCTIONS: HOW TO COMPLETE YOUR BALLOT AND PROXY THROUGH THE MAIL

BALLOT INSTRUCTIONS

Step One: Complete the ballot and place into the envelope marked "BALLOT." (See example 1)



EXAMPLE 2



Step Two: Place your Ballot Envelope into the "OUTER RETURN BALLOT ENVELOPE" provided. (See example 2). Before mailing, please complete the RETURN SECTION of the Outer Return Ballot Envelope and **SIGN YOUR NAME** on the signature line. (See Arrow).

PROXY INSTRUCTIONS

(IF YOU DO NOT PLAN TO ATTEND)

Step One: Complete your Proxy and place into the envelope marked "PROXY ENVELOPE." (See example 3).



Thank You!



This form provided by:
AMERI-TECH COMMUNITY MANAGEMENT, INC.

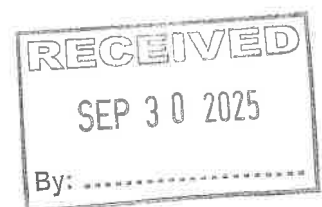
John Muscaro
2544 Royal Pines Circle
Apt C
Clearwater, Florida 33763
352-445-0666
18 months

With a diverse career spanning multiple industries, I bring a wealth of experience in project management, leadership, and community-focused service. I've successfully overseen million-dollar projects, ensuring they stayed on budget while increasing operational efficiency and results. My background includes managing offices, implementing upgrades, training staff and students, and supporting both professional and personal development initiatives.

My project management skills were honed through coordinating timely office renovations that enhanced services for both residential and business customers. These experiences have given me a strong foundation in organization, accountability, and delivering results that benefit the broader community.

For the past 12 years, I've served as a public-school teacher in Pasco, Hillsborough, and Pinellas counties. Much of my work has focused on supporting students with learning disabilities, helping them develop the skills they need to succeed. Through this, I've strengthened my abilities in active listening, empathy, and problem-solving — all critical skills for building strong community relationships.

I understand the challenges and opportunities facing our HOA and am committed to promoting transparency, fiscal responsibility, and active community engagement. I'm excited about the opportunity to serve and contribute to making our neighborhood an even better place to live.



Dear VOG III owners,

It is the time of year when we choose the future BOD's. In the past few years, it has been a struggle to fill board positions.

My name is Paul Zolynsky and I am going to run for the board again because I feel that it is important to have a full BOD (5 people) and important because **OUR** investment must be protected.

My wife Michele and I have been owners since 2018. We love our condo, and we love VOG III. It is a quite community and our neighbors are great.

I have spent two years on the board. One as VP and one as President so I am aware of how the board runs. Many of you know me but for the people that don't I will give you a little background.

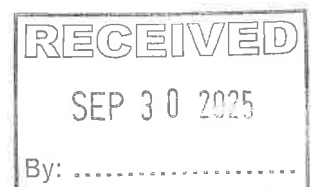
- I worked in automotive for 40 years as a member of management. The last position that I held was General Manager. I was responsible for 7 facilities and 600 people.
- Managing a budget was what I did daily.
- Communication is VERY important to me. I feel that the owners need to know how the business is running. This is **YOUR** investment, and you should know how and why money is being spent.
- I am also big on accountability. The board has the responsibility to hold the management company, contractors and suppliers accountable. They work for us.
- When I was on the board you saw me walking around the campus daily making sure issues were addressed.
- I am always open to suggestions on how we can improve our community

The board's job is to represent the owners. I am asking you for your vote so that I can do that once again.

Thank you in advance,



Paul Zolynsky



VILLAGE ON THE GREEN III

Please Return to Ameri-Tech Community Management Partners, LLC.

24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763

E-mail: DCANNISTRACI@ameritechmail.com 727-726-8000

EMERGENCY CONTACT INFORMATION FOR OWNER OR TENANT

PROPERTY ADDRESS _____ UNIT _____

Please complete the form below by PRINTING the requested information, sign & date and either hand deliver, mail, or scan & email to Ameri-Tech Community Management c/o DAVID ESPINO.

Homeowners Name(s) _____

Resident Address _____ Unit _____

Mailing Address (if different) _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

Email _____ Cell # _____

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name _____ Phone _____

Mailing Address _____

Nearest Relative (in case of emergency)

Name _____ Phone _____

Mailing Address _____

TENANT(s), if applicable _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

E-mail _____ Cell # _____

Number of Person(s) occupying unit

Number of Pets (and type)

Adults(s) _____ Children _____

Dogs _____ Cats _____ Other _____

Vehicle(s) _____ Make/Yr _____ Model _____ Color _____ TAG Number _____

PLEASE SIGN AND DATE BELOW:

Owner Signature

Date

Co-Owner Signature (if applicable)

Date

☐ I give permission to share my personal information (phone numbers, e-mail & address) with other VILLAGE ON THE GREEN III owners.

VILLAGE ON THE GREEN CONDO III ASSN INC

151 Units

JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY
4010	Unit Maintenance Fees	\$929,599	\$936,156	\$78,013
	TOTAL REVENUE	\$929,599	\$936,156	\$78,013
	OPERATING EXPENSES			
5010	Copies / Printing / Supplies	\$5,000	\$6,000	\$500
5015	Stevens&Stevens Storage (19 boxes)	\$855	\$855	\$71
5025	Website	\$750	\$1,410	\$118
5030	Coupons/ Lock Box	\$1,284	\$1,284	\$107
5300	Insurance (3/17)	\$210,000	\$212,500	\$17,708
5400	Grounds Maintenance/Lawn Contract	\$66,000	\$68,000	\$5,667
5420	Irrigation & Repair	\$12,000	\$15,000	\$1,250
5450	Sentricon - Baiting: Semi Annual&Drywoods	\$5,160	\$5,000	\$417
5470	Tree Trim and Removal	\$7,500	\$6,000	\$500
5500	Pest Control: Baitboxes/Bees etc.	\$2,500	\$2,600	\$217
5610	Annual Corp Report/ DBPR Bank Acct.	\$190	\$190	\$16
5620	Condo Division Fees	\$604	\$604	\$50
5700	Rec Fees	\$74,328	\$78,000	\$6,500
5800	Management Fee Exp. 12/24 - 30 day notice	\$21,600	\$22,250	\$1,854
5900	Legal Expense	\$3,600	\$3,600	\$300
5910	Cpa Services (Acctng Fees)	\$425	\$4,500	\$375
6100	Building Maintenance	\$45,000	\$57,500	\$4,792
6110	Grounds Maintenance/ Shrubs	\$250	\$1,500	\$125
6120	Grounds - Drainage	\$6,000	\$10,100	\$842
6400	Labor - Association Employees	\$53,000	\$62,000	\$5,167
6500	Fire Alarm & Extinguishers	\$2,000	\$2,000	\$167
7000	Electric	\$8,900	\$9,500	\$792
7001	Storm Water	\$26,000	\$25,000	\$2,083
7002	Water	\$42,000	\$39,500	\$3,292
7003	Sewer	\$48,000	\$45,000	\$3,750
7004	Trash Removal	\$37,500	\$34,500	\$2,875
7006	Cable / Internet Service	\$100,335	\$106,000	\$8,833
8000	Operating Contingency	\$17,500	\$15,000	\$1,250
	TOTAL OPERATING EXPENSES	\$798,281	\$835,393	\$69,616

1%

RESERVES				
9010	Reserves Paving / Concrete	\$20,429	\$20,430	\$1,703
9020	Reserves Paint	\$18,834	\$18,834	\$1,570
9030	Reserves Roofing	\$36,186	\$50,000	\$4,167
9040	Reserves Carports	\$2,055	\$4,000	\$333
9100	Reserves Deferred	\$0	\$10,000	\$833
	TOTAL RESERVES	\$77,504	\$100,763	\$8,605
	TOTAL EXPENSES	\$875,785	\$936,156	\$78,221

\$0

YOUR 2026 MAINTENANCE FEES
SEE NEXT PAGE FOR BREAKDOWN

**RESERVE ANALYSIS
VILLAGE ON THE GREEN CONDO III ASSN INC
JANUARY 1, 2026 - DECEMBER 31, 2026**

RESERVES	Current Replacement cost	Current Reserves 1/01/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Actual Budgeted Amount
Reserves Paving / Concrete	\$157,300	\$75,584	20	4	\$81,716	\$20,429	\$20,429
Reserves - Paint +3%	\$185,764	\$53,926	10	7	\$131,838	\$18,834	\$18,834
Reserves - Roof	\$515,000	\$225,510	15	8	\$289,490	\$36,186	\$50,000
Reserves - Carports	\$50,000	\$39,726	15	5	\$10,274	\$2,055	\$4,000
Reserves - Deferred Maintenance		\$0					\$7,500
TOTALS	\$908,064	\$394,747			\$513,317	\$77,504	\$100,763

2026 NEW MONTHLY MAINTENANCE FEES

UNIT TYPE	% OF OWNERSHIP	# OF UNITS	BASE MTHLY FEE	BULK CABLE / INTERNET	MASTER FEE
16C, 16D, 16I, 16J, 17C, 17D, 17I, 17J, 10C, 10D, 19C, 19D, 19I, 19J, 21C, 21D, 22C, 23B, 23C, 23G, 23H, 24A, 25C, 25D, 26C, 26D, 26I, 26J	0.54860%	28	\$343.86	\$58.50	\$43.05
14B,C,F,G; 15B,C,F,G; 12B,C; 13B,C; 16B E,H,K; 17B,E,H,K; 18B,C; 9B,C; 10B,E; 11B,C; 19B,E,H,K; 20B,C; 6B,C; 7B,C; 8B,C; 21B,E; 22B; 23D,I; 24B; 25B,E; 26B,E,H,K; 27B,C,F,G	0.66504%	56	\$416.84	\$58.50	\$43.05
14A,D,E,H; 15A,D,E,H; 12A,D; 13A,D; 16A,F,G,L; 17A,F,G,L; 18A,D; 9A,D; 10A,F; 11A,D; 19A,F,G,L; 20A,D; 6A,D; 7A,D; 8A,D; 21A,F; 22A; 23A,E,F,J; 24C; 25A,F; 26A,F,G,L; 27A,D,E,H	0.71271%	58	\$446.72	\$58.50	\$43.05
5A	0.54862%	1	\$343.87	\$58.50	\$43.05
5B, 4C, 4B, 4A	0.66506%	4	\$416.86	\$58.50	\$43.05
3I, 2H, 1G, 5C	0.71273%	4	\$446.74	\$58.50	\$43.05

2026 MTHLY FEE	difference	2025 MTHLY FEE
\$445.41	\$3.00	\$442.41
\$518.39	\$3.63	\$514.76
\$548.27	\$3.89	\$544.38
\$445.42	\$3.00	\$442.42
\$518.40	\$3.63	\$514.77
\$548.28	\$3.89	\$544.39

151

THESE WILL BE YOUR 2026 MONTHLY FEES

