

## MEETING MINUTES

For

### VOG III Board of Director's Meeting

Date: April 16, 2025

Time: 4:00 P.M.

Place: VOG Clubhouse

The meeting was called to order at 4:00 PM. A quorum was established. Attending were: Patrick Leo, President, Gwen Stuler, Secretary, Joy Grubb, Director, Nichole Moore, Property Manager from Ameritech and Jenny Kidd, Property Manager and a special presenter from Ameritech. Absent was Ed Wilday, Vice President.

**Reading of Minutes:** A motion was made by the President to waive the reading of the minutes. 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 April 15, 2025.

Total Operating Fund equals \$102,994.777

Total Reserves Fund equals \$384,590.74

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:** Nichole Moore, Property Manager for VOG III reported the following:

Financials were sent to the Board on 4/10/2025

There are three (3) delinquencies that are with our attorney and one on its way. Presently, 1 is 30+ days delinquent and 1 is 90+ days delinquent.

Bids/Proposals/Completions:

- Jet/Vac cleaning of culvert behind 2549 completed.
- Working on new system for work orders to better track open/closed requests.
- Ruts in lawn at 2549 caused by heavy equipment were filled in April 17th.
- New roofing companies being sought to handle unresolved leak issues.
- Jenny Kidd from Ameritech spoke about the new Homeowner and Board Portal and App which will let you manage home needs wherever by phone. Residents can view and update account information, make payments, view documents, make architectural requests and see latest community news. Contact Jenny at JKlidd@Ameritechmail.com for further information.

#### **Old Business:**

- Sprinkler system is fixed. Waiting to make sure it is operational for two weeks running.
- At that time the Board will begin to consider replanting shrubs where necessary and replacement of trees.
- Board has voted to have Ameritech find a new irrigation system vendor. The Board will be taking quotes when current contract ends this summer.

This is the first BOD meeting with Patrick Leo as President. He took a few minutes to introduce himself and provide a brief resume of his experience.

- Served in the Army in Desert Shield/Storm
- Married 25 years to Jennifer

- Has worked in S.C., Georgia and now remotely in Clearwater, Fla.
- Works for Hill Assoc. on a federal contract to provide network support to DOJ
- Has served on HOA boards previously
- A heart attack in 2022 led to my leg being amputated

Welcome, Patrick!

### **New Business: Ongoing activities/Issues**

1. Maintenance Shed—plan to obtain quotes for phased renovation of maintenance shed to provide adequate/clean work space, protected storage for our tools/golf cart, water source and storm resistance walls/roof.
2. Plan to replace roof on 2550 this summer once a new, reliable roofer has been identified. Also, will address other roof problems as they occur.
3. Pavers/stairs/2<sup>nd</sup> floor covering—time to re-sand and seal 1<sup>st</sup> floor pavers and refurbish the flooring on the 2<sup>nd</sup> floors. Bids are being sought for this work.
4. Leaf pick-up for the spring for all of VOG III occurred on April 17<sup>th</sup>.
5. An exploration of causes and remedies for water standing too close to buildings after a rainfall. Pools in back areas pose no problem, but pools besides buildings do.
6. It's the BOD intention to get 3 bids for all expenses over \$1K
7. Elections for a complete BOD will be held in Oct. Imperative we have volunteers for 3 open positions.

### **Q & A**

1. Front and back of 2543 is a mess....dead grass, dying plants, pine needles, gutters are full.  
**BOD and Millennium will look at it.**
2. Just returned for a few weeks to find 3 dried spots on ceiling. Will roofers be looking at these?  
**Probably not. Spots are dry so occurred some time ago. Reach out if more leaks occur.**
3. My grass looks awful, I want it cut 5 “; two oak trees are not cut far back enough; too many leaves from the oak trees cover my area.  
**Patrick to discuss with homeowner.**

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 5 PM.

Next meeting tentatively in September.

