

## MEETING MINUTES

For

### VOG III Board of Director's Meeting

Date: February 19, 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 Moore from Ameritech.

**Reading of Minutes:** A motion was made by the President to waive the reading of the minutes. The motion was seconded by the Vice President. All members agreed and the motion was carried.

#### **Financial Report**

The Treasurer's report is as of February 18, 2025.

Total Operating Fund equals \$102,457.10

Total Reserves equals \$372,440.96

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

**Property Manager's Report:** Nicole Moore, our new property manager effective March 1, read the report.

Financials were sent to the Board on 2/11/2025

There are three (3) 90-day delinquencies that were sent to our attorney.

Bids/Proposals/Completions:

2555 carport repair began 2/17/2025

2549 is getting a new roof

Two story buildings that don't have gutter guards will be cleaned

Well work will commence on 2/20/2025

Roof repairs approved for: 2508C, 2525G, 2537H, 2543 L, 2541 ridge vent, 2555G.

Quote for 2545 C shingles is pending.

Nicole was asked to provide some information about herself. She stated she has been with Ameritech for three months, is a Florida native and will do her best to provide us with answers and advice. Nicole is a Licensed Community Association Manager.

**Old Business:** The unit in 2561, which is empty due to the death of the owner, has been "stabilized" by taking the the bare minimum steps needed to protect the other owners in the building from offensive odors (sewer gas) and rodent/insect infestation while respecting private

property. This was done by the disposal of food stuffs, eradication of odors, placement of roach tablets and spraying of kitchen area. No further entry or reporting on this issue is expected.

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

1. Roof replacement for 2549, a sixteen year old roof. Cost to be \$49,726 for roof, \$9,800. for gutters and guards...total of 59,526.00. Approval based on historical prices for 2561 RPD (\$81,611.) and 2525 RPC (\$67,885.)  
Note: vendor that did 2525 was not allowed to compete till the job is finished.
2. Gutter and Soffit Repair: proposals requested which must include soffit repair. Not doing 2549 or roofs with gutter guards.
3. Ground water issue: the board is monitoring 2549 and 2519 as a result of Milton to see if problems re-occur during "normal" weather.
4. New e-mail for Ed Wilday due to Spectrum problems: [syrgardener@gmail.com](mailto:syrgardener@gmail.com)
5. South Pump: still down. Two proposals rec'd.
  - a. David Pruitt Well & Pump=\$6750.00, if simple; \$16,325.00 if complex.
  - b. Pool Drilling Co.= \$2325. if no pump needed; \$6825. if pump needed. **Scheduled for 2/20.**
6. Millennium will be treating for ants.
7. Insurance meeting for VOG III is coming in March. Will need to adjust insurance for increase in valuation of VOG III.
8. Carport repair at 2555 started 2/18/2025 for \$1,790.00.
9. Hughes pest control was here on 2/18 looking for some possible attic infestations.
10. Odesti's cart may be on its last leg.
11. New board members needed this fall. Ed Wilday and Gwen Stuler will be retiring.
12. An organizational meeting will be held by the board after the regular meeting on March 19, 2025 in order to vote on a board transition between the President and Vice President.
13. Minor damage to roof shingles has become an issue with insurance companies. The board is monitoring this for possible fix before hurricane season.

### **Q&A**

1. Who is the roofing company doing 2549? **Watertight Roofing, Inc.**
2. Did Ameritech contract renew? **Yes. Three year contract/cancel with notice. Board saw no reason not to renew.**
3. What is being done to 2508 roof regarding a leak? **Not sure, but small in job scope and cost.**
4. Are the funds in *Interest Reserves and Prior Years* (as listed in the financials) available to spend by the board?  
**Yes**
5. Is there an answer to my "grass question" from last meeting? **Until the pump is fixed we cannot proceed with improving the grass.**
6. Are we going to be planting trees now to replace the ones cut down this winter?

The board agrees that it would be nice to plant replacement trees. The board will discuss and come up with a plan.

7. Could the companies who installed roofs cover the leaks under their guarantee policy?  
Yes, we have looked into that for roofs still under warranty.

With no more questions forthcoming, a motion was made by Gwen Stuler to adjourn the meeting. It was seconded by Patrick Leo, the board agreed and the motion carried. Meeting adjourned at 4:35PM.

Next meeting is March 19th