

MEETING MINUTES  
For  
VOG III Board of Director's Meeting

Date: March 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, Nicole Moore, Property Manager from Ameritech.

**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 March 17, 2025.

Total Operating Fund equals \$143,765.57

Total Reserves Fund equals \$373,002.34

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, Property Manager for VOG III reported the following:

Financials were sent to the Board on 3/11/2025

There are three (3) delinquencies that are with our attorney.

Bids/Proposals/Completions:

- 2549 RPC got a new roof
- 2519 RPC and 2525 RPC gutters were cleaned
- Looking for a new irrigation company
- Seminole Septic quoted a jet/vac for culvert behind 2549; second quote is pending.
- Met with Watertight Roofing about fixing ruts in front of 2549
- Gutter installation for 2549 RPC to begin on April 8<sup>th</sup>
- Working on bids for 2545 RPC roof leak; Watertight out today to bid

**Old Business:**

- South pump has shut down again. Efforts underway to determine how best to get it fixed and up and running.
- Board has voted to have Ameritech find a new irrigation system vendor. Lost confidence in the present vendor's skill and lack of communication.

Pending decision about letting the vendor continue for a month or more or buy out the remaining contract period to July for approx.. \$3k.

- Millennium will continue treating for ants

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

1. New roof at 2549 RPC
2. Gutter and Soffit Repair to 2549 RPC to begin April 8<sup>th</sup>.
3. Gutter cleaning...proposals rec'd. Will be doing units with gutter guards also due to the amount of debris on the roofs.
4. Millennium will be treating for ants.
5. Carport repair at 2555 RPC completed for \$1,790.
6. The insurance meeting for VOG III was held on March 3, 2025 at Ameritech with Mitchell Insurance. Present was G. Stuler, E. Wilday and J. Grubb for VOG III, Nichole Moore from Ameritech and Kip Kollmeyer from Mitchell Insurance.

The new policy begins March 10, 2025. VOG III evaluation went up 23% to \$28,104,692. Therefore, our premium went up 15.73% to \$192,307.92. This is within the budgeted amount of \$210,000.

7. Hughes Pest Control was here regarding a bat incursion into 2549.
8. New board members needed this fall. Ed Wilday and Gwen Stuler will be retiring, and Joy Grubb's term is up. Patrick Leo has another year to serve.
9. Considering improvements to the Maintenance shed and area. The building needs enlargement, substantial walls, a roof, access to water, workbench, improved storage, electrical upgrades.
10. Trees....lost a number of trees over the years.

5 from Milton....2 more look iffy

2 trees in 2024 (2526 & 2508)

2 trees in prior years

Three (3) new trees were planted in the last six years, but only two survived. The board is investigating replacing some trees, depending on cost, location, type of tree. Suggested replacement areas include 2519, 1514, 2502, between cul-de-sacs.

Up to \$5-7K would be approved for replacement of a number of trees. We are asking Millennium for quotes on trees. For example, a 25-gallon loquat tree would cost \$550.00 installed. So, any tree replacement would require volunteer(s) to keep them watered. Anyone willing to "adopt a new tree" please put in a work order.

11. Outside light replacement program. See the website or bulletin boards for further information. Buy the light and Odesti will install. The cost is \$38.00.

### **Q&A**

1. At 2525 Hughes mistakenly entered to put in traps. Are they coming back to undo whatever they did? **Yes, Nichole will look into that as they had no business to conduct in 2525.**
2. At 2541 A no one came out about our leaks. **Nicole will follow up.**

3. Could we not put vents into the walls of units to cut down on moisture? **It would require vents between each paier of studs and would not undo the damage already done.**
4. Irrigation not working....grass dying. **Yes, the board is aware and trying to rectify the situation.**
5. Where trees were removed is sod going in. **Yes, sod or a tree.**
6. Is Millennium going to do a "leaf pickup"? The leaves are falling. **Yes, as stipulated in our contract.**
7. Are the funds in *Interest Reserves and Prior Years* (as listed in the financials) available to spend by the board?  
**Yes**
8. A drain at the left corner, first floor of 2519 is not draining properly. **Odesti to rectify.**
9. Are lanais enclosures updated by the association? **No, lanais enclosures are the responsibility of the unit owner.**
10. Where were the bats? **At 2549 A unit, within the unit and attic.**

With there being no more comments or questions, Ed Wilday made a motion to adjourn the meeting, it was seconded by Gwen Stuler. All board members agreed, and the motion was carried.

Meeting adjourned at 4:50 P.M.

Next meeting is tentatively April 16<sup>th</sup>.

Immediately following the Board of Director's Meeting a Board of Director's Organizational Meeting was held.

### **Board of Director's Organizational Meeting**

Called to order at 4:55 P.M. on March 19, 2025

A quorum established: Gwen Stuler, Secretary, Ed Wildy, President, Patrick Leo, Vice President.

Absent, Joy Grubb, Director.

A motion was made by G. Stuler. Effective as of March 19, 2025, the position of President of the BOD of VOG III will be assumed by Patrick Leo and Ed Wilday will assume the position of Vice President until selection of a new board at the Annual Meeting. The motion was seconded by Ed Wilday and all voted to approve. The motion was carried.

The meeting was adjourned at 4:58 P.M.

