

Village on the Green 3-Meeting Minutes

Date: 01-07-2026

Time: 4PM

Location: VOG Clubhouse

1. Call to Order

Meeting was called to order at 4:00pm

2. Roll Call / Attendance

Board Members Present:

- Patrick Leo
- Paul Zolynsky
- John Muscaro
- Joy Grubb
- Gary Krauss

Others Present (e.g., Manager, Vendors, Homeowners):

Dayna Cannistraci -Property Manager -Ameritech

Quorum: X Yes ☐ No

Approval of Prior Meeting Minutes

Motion to approve minutes from **11-19-25** meeting.

Vote: X Approved ☐ Not Approved Notes: _____

1 President's Report

Gary Krauss approved Board Director with a 1 year term

4.2 Treasurer's Report

Financial summary: None Reported

Operating Balance: _____

Reserve Balance: _____

Budget updates, variances, or concerns:

4.3 Committee Reports

Architectural Review Committee (ARC): N/A

Landscape Committee: N/A

Other Committees: N/A

5. Old Business

None

6. New Business

Goals for 2026

-Rules and regulations need to be followed or changed

Discussion: Review of the rules governing VOG 3

Adjust or modify as necessary (TBD)

-Supply Ameritech with list of roofing contractors used

Discussion: -List will be forwarded to Ameritech for follow up

-Lines on the street to replace transformer

Discussion: Work will not start until all equipment/cables are identified. City states completion date is 3/13/26

-Timesheet use by Odesti to identify time start and end.

Discussion: Time sheet usage to be reinstated and posted

-Board members concerned with lawn and shrub maintenance

Discussion: Centered on tree and new grass needed in the community. Problems with cutting and maintaining lawns throughout the community

-Use of surplus monies

Discussion: Money to be used for drainage issues before assigning to other areas.

Audit Information

Discussion: Ameritech will handle when and who we use

-Meeting with Spectrum

Discussion: Contract in place for another year. Talks will take place to renegotiate services and pricing.

-Bulletin Boards to be reinstalled

Discussion: Odesti will install the boards and purchase 1 additional board.

-All board meeting's starting in February will have a start time of 5 pm

Discussion: Approved: Meeting time changed to 5pm

7. Open Forum (Homeowner Comments)

(Time for owners to speak; note topics, not personal details)

Topic: Residents concerned about water/ drainage issues.

Board Response/Action: Board is reviewing all noted residents water issues.

8. Executive Session (if held) No executive meeting took place.

(Do not include confidential details; list general topics only.)

Topics Discussed:

☐ Legal ☐ Delinquency ☐ Personnel ☐ Contracts ☐ Violations

Summary: _____

9. Next Meeting

The next meeting is scheduled for January 21, 2026 at 4pm, located at VOG Clubhouse.

10. Adjournment

Meeting adjourned at 5:40pm

Minutes Prepared By:

Name: John Muscaro

Title: VOG 3 Secretary

Date: January 8, 2026 /Approved By the Board on: January 12, 2026

