

# 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:**  Yes  No

## **Approval of Prior Meeting Minutes**

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

**Vote:**  Approved  Not Approved Notes: \_\_\_\_\_

## **1 President's Report**

Gary Krauss approved Board Director with a 1 year term

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## **4.2 Treasurer's Report**

Financial summary: None Reported

Operating Balance: \_\_\_\_\_

Reserve Balance: \_\_\_\_\_

Budget updates, variances, or concerns:

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## **4.3 Committee Reports**

Architectural Review Committee (ARC): N/A

Landscape Committee: N/A

Other Committees: N/A

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## **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.

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## **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: \_\_\_\_\_

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## **9. Next Meeting**

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

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## **10. Adjournment**

Meeting adjourned at 5:40pm

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### **Minutes Prepared By:**

Name: John Muscaro

Title: VOG 3 Secretary

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

