

## Village on the Green 3-Meeting Minutes

Date: 03-18-2026

Time: 5pm Location: VOG Clubhouse

### 1. Call to Order

Meeting was called to order at 5:00pm

### 2. Roll Call / Attendance

Board Members Present:

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

Others Present: Dayna Cannistraci -Property Manager -Ameritech

Quorum:  Yes  No

### Approval of Prior Meeting Minutes

Motion to approve minutes from 2-18-2026

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

### 3. President's Report

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### 4. Treasurer's Report

Financial summary

Operating Balance: \$73,576.50

Reserve Balance: \$400,821.69

Budget updates, variances, or concerns:

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### 5. Committee Reports

Secretary's Report

-2026-2027 Directories have been distributed to VOG homeowners

-Added BOD future meetings to VOG3 web site

-Issues with lawn service continue to be a problem

-Odesti's work schedule continues to be monitored -Timesheet used by Odesti to identify time start and end

-Water sprinkler system repaired and tested; all is in working order. Sprinkler damage done during stump removal

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### 6. Manager's Report by Ameritech

-Mold issues for unit 2507: Completed all inspections and follow-up and determined that the issue is the responsibility of the homeowner

-Landscaping -New manager in charge of any ongoing work in the development

-Reserve study-have received two bids, need one more before a decision can be reached

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**7. Old Business**-Set up meeting with all HOA's to share information to get best deals for our money-Meeting has taken place

-Published goals set by the board for 2026

-Use of surplus money: water issues

-Power washing of sidewalks and parking spaces will follow the water restrictions rules. Homeowners will be notified when Odesti will be power-washing sidewalks and parking areas

-TPM sheets to track what is completed and timing of completion. Work order tracking by board or property manager

-Audit must be completed this year- copulation rather than audit

-Homeowners need to submit work order or architectural request for any and all exterior work.

-Progress is being made with the lawn issues in community

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**6. New Business**

- Roof replacement scheduled for 2026 as follows: Trees will be trimmed before going forward with roof replacement

- 2531 Royal Pines
- 2544 Royal Pines
- 2545 Laurelwood Dr.

-Landscape company under review-process to follow in order to be compliant  
-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.

-All bulletin boards have been reinstalled

-Homeowner financial violations-discussion with attorney to identify the legal aspects of what the Board can discuss openly and procedures to collect from homeowners in rears.

**7. Open Forum (Homeowner Comments)**

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

- Topic: Residents concerned about window box at 2532 not secured
- Board Response/Action: Board is reviewing all noted residents water issues.
- Change the timing of the water schedule, may include a two- day change

**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 April 15, 2026 at 5pm, located at VOG Clubhouse

**10. Adjournment**

Meeting adjourned at 6.03pm

**Minutes Prepared By:**

Name: John Muscaro

Title: VOG 3 Secretary

Date: March 19, 2026

Approved By the Board on: March 23, 2026