

Village on the Green 3-Meeting Minutes

Date: 04-15-2026

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 3-18-2026

Vote: Approved Not Approved Notes: _____

3. President's Report

4. Treasurer's Report

Financial summary

Operating Balance: \$73,576.50

Reserve Balance: \$400,821.69

Budget updates, variances, or concerns:

5. Committee Reports

Secretary's Report

- Reserve study has three bids to be reviewed by the board
 - Meeting schedule posted to all locations. Positive feedback from residents while posting documents
 - Issues with lawn service continue to be a problem
 - Financials will be added to the VOG web site
 - 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 community. Progress is being made with the lawn issues in community
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7. Old Business-Meeting took place with all HOA's officers to share information on best costs. No information was shared.

- Published goals set by the board for 2026
 - Use of surplus money will be used for 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.
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6. New Business

- Roof replacement scheduled for 2026 as follows: Trees have been trimmed and roof replacement will start at 2531 Royal Pines during the second week of May with the others to follow

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.

-Motion to complete Reserve study was not approved

-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: Tree trimming completed and the residents are pleased with the results.

- Board is reviewing all noted residents water issues.

-Water regulations do not apply to VOGIII but we will follow the once per week regulations.

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 November 18, 2026 at 5pm, located at VOG Clubhouse

10. Adjournment

Meeting adjourned at 5:25 pm

Minutes Prepared By:

Name: John Muscaro

Title: VOG 3 Secretary

Date: April 22, 2026

Approved By the Board on: