

# Village on the Green 3-Meeting Minutes

**Date:** 01-21-2026

**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 Kraus

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 1-07-25 meeting.

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

## **1 President's Report**

Gary Kraus approved Board Director with a 1-year term

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## **4.2 Treasurer's Report**

Financial summary:

Operating Balance: \$86,455.55

Reserve Balance: \$383,751.35

Budget updates, variances, or concerns: nothing discussed

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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**

-Set up meeting with all HOA's officers to share information for best costs practices

-Publish goals set by the board for 2026

-Use of surplus money: water issues

-Bids from Ameritech for water problems – no use of French drains

- TPM sheets from Maintenance employee to track work order completion and timing of completion. Process will be established for tracking and timing of completion.
- Audit must be completed this year- copulation (less expensive) rather than audit
- Rules and regulations need to be followed: Not changed because of board changes

## **6. New Business**

- Goals for 2026 will be distributed to VOG 3 members
- Rules and regulations need to be followed or changed
- 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: Pipe in ground completed 1-22-26. No disturbance or issues found. Electric company will be on property to install new cable.

- 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.

- Homeowners not to direct or give individual instructions to contractors including lawn maintenance. Instructions will be provided by HOA board only.

### **-All board meetings starting in February will have a start time of 5 pm**

Discussion: Approved: Meeting time changed to 5pm

- Establish a community volunteer list to assist with clean up, water plants at our pool and other projects upon need or demand.

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

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

Topic: Residents concerned about water/ drainage issues/landscaping-lawn maintenance/lawn sprinkler schedule available to members.

Board Response/Action: Board is reviewing all noted residents water issues. Board is reviewing need for changes to lawn sprinkler-zone changes. Board is working on lawn maintenance deficiencies.

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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 February 18, 2026 at 5pm, 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 26, 2026

Approved By the Board on: \_\_\_\_\_