

**A Florida Not-For-Profit Corporation & 55-Years and Older Community**

## **VILLAGE ON THE GREEN**

### **CONDOMINIUM II ASSOCIATION, INC.**

#### *Unapproved Minutes*

The Annual Members' Meeting was called to order on April 29, 2016 at 10:15 AM. A quorum was established by receiving 48 proxies. Proof of Notice was mailed out by Ameri-Tech on April 14, 2016 and posted on the VOG II bulletin boards that same day. President Colleen Tracy made a motion asking if the candidates have read and agreed to abide by the association documents; 2<sup>nd</sup> by Joni Dagios and agreed to by all. The minutes from the April 20, 2015 Annual Members' meeting were read. Colleen made a motion to accept the minutes as read which was 2<sup>nd</sup> by Mark Langman. The officers' and committee reports were given at the Board of Directors' Meeting on April 18, 2016. Officers will provide reports as usual at the next Board of Directors' meeting on May 16, 2016.

UNFINISHED BUSINESS: Colleen mentioned that there was no unfinished business from last year's Annual Members' Meeting as the Association had received a check for the erosion problem at 2543. Next, the matter of speed limit signs on Bay Berry Drive was discussed at the Board of Directors' meeting on April 18th but Colleen asked Mark and Tiffany Jackson, LCAM, to recap. Mark stated that additional speed limit signs have been ordered for the inside perimeter of VOG II. Tiffany mentioned again that Patio Homes voted NOT to allow the installation of speed limit signs on Bay Berry Drive at their March, 2016 Board of Directors' meeting. Tiffany then provided a handout with results of the cat survey. A total of 60 surveys were received (69% of the community); 35 votes (40%) were in favor of allowing (1) indoor cat and 25 votes were not in favor (29% of the community). Twenty-seven owners *did not* return their surveys (31% of the community). In order to amend our documents to allow (1) indoor cat, it is required that 66 2/3% of the community vote *in favor*. However, on the survey,

only 40% voted in favor. As was mentioned by Bob Dehnel, this was an *opinion* survey. Furthermore, 27 people (31% of the community) unfortunately did not vote thereby keeping the votes in favor of allowing (1) indoor cat out of the majority. As discussed, the proxies came in without difficulty; however, 27 owners did not care to provide their opinion on the cat survey. This matter will likely be brought up again at a later time. Pierre mentioned that it took VOGIII three attempts at allowing cats in their association because they have the same 66 2/3% community rule.

NEW BUSINESS: Colleen asked Robert “Bob” Kelly, our new LCAM beginning May 1<sup>st</sup>, to introduce himself. Bob is originally from upstate New York. He has a vast construction background and had owned a masonry company for over 25 years. Bob and his wife then moved to Florida. His sister has been involved in property management at Ameri-Tech for about 14 years and opened the door to Bob at Ameri-tech. Bob looks forward to working with our community. Colleen shared the Board’s feelings that we will miss Tiffany but wish her well and welcomed Bob “on board”. Next under New Business, Colleen mentioned that three candidates submitted their intent to continue on the Board: Colleen Tracy, Susan Tyburski, and Joni Dagios. Therefore, the Board would need to re-nominate Mark Langman and Pierre DuBois to the Board *as no nominations may be taken from the floor*. Colleen made a motion to re-nominate Pierre DuBois as a Director to the Board and this was 2<sup>nd</sup> by Joni. Colleen then made a motion to re-nominate Mark as a Director to the Board which was 2<sup>nd</sup> by Pierre.

#### OPEN FORUM:

The floor was then opened to the members allowing them to speak up to 3 minutes. Bob Dehnel asked why the recreational center is listed as the “Master” Association” on the End of the Year Cash Disbursement financial statement prepared by Page and Company, CPA. This statement is provided to owners upon their request from Ameri-Tech. As members, we all belong to the recreational association through our monthly dues; however, we do not have a *master* association and the recreational center should not be stated as such on our financial statement. Pierre stated that it was classified as a master association

approximately 4 years ago. Then when Jack Hoy became president of the recreational center, he corrected that distinction. Pierre suggested that we ask Ameri-tech to look into the matter and have this corrected. Next, Frank De Leo asked when Gemstone would be coming back out to complete the refinishing of the entrance ways into the units. His unit in the 2585 building has not been refinished yet (although that building as well as 2579 have been completed). Tree roots appear to be coming through the carpeting in front of his unit. Mark conveyed that Gemstone would be coming out next week to assess the scope of the unit entrance ways that need to be refinished and will provide an estimate (which the Board would need to vote on). Unit entry ways will be taken care of on an "as needed basis" when Gemstone is available to complete the work. Mark recommended that Frank fill out a work order so that there is paper trail. Mark and Mike Fontana, our maintenance man, have already been working on a list for Gemstone and will be taking another look around the community to see what entrances need to be done. However, the roots would need to be taken care of first before refinishing can take place at Frank De Leo's unit.

The meeting was adjourned at 10:45 AM.

Respectively Submitted,

Joni Dagios, Vice President in the Secretary's absence