

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

## ***VILLAGE ON THE GREEN***

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

*Unapproved*

The April 18, 2016 VOG II Board of Directors meeting was called to order at 10:17 AM. Proof of notice was given, roll call was taken. All were present except for Secretary, Susan Tyburski. The minutes of the March 21st meeting were read. A motion to approve the minutes as read was made by Colleen Tracy and 2<sup>nd</sup> by Pierre DuBois.

PRESIDENT'S REPORT: Colleen started out by saying because of an error concerning the posting of the agenda on our bulletin boards for the Annual Members meeting, the meeting has been postponed until Friday, April 29, 2016 at 10:15 AM. As required by law, the deadline for posting the agenda 14 days before the original Annual Meeting had not been met thereby changing the date of the Annual Meeting. Instead, it was decided to hold a regular Board of Directors meeting today. Regarding the cat survey and proxies, a manila envelope was provided to place any remaining surveys or proxies inside and will be taken back to Ameri-tech to be counted and recorded. The cat survey results will be announced at the Annual Members meeting on April 29<sup>th</sup>. Cat surveys and proxies *can be submitted* up to (and on the day of) the Annual meeting. The proxies that have already been submitted are good for 90 days so no re-submission is necessary. Thus far, the number of proxy submissions are enough for quorum; however, you may still submit yours. Colleen provided another handout updating us on the Alexander Apartments as well as project planner(s) contact information. Essentially, no permits have been issued as the City of Clearwater is still reviewing the constructions plans submitted by the developer. Once again, Colleen provided Emergency Information forms and encouraged all to

complete if you haven't done so (or if changes need to be made to the one on file). Finally, Colleen reminded members that they may speak up to 3 minutes on an issue being discussed, under "Old Business", "New Business" or under "Owners' Comments".

VICE-PRESIDENT'S REPORT: Joni Dagios also made available a VOG II Resource Information handout that provides our website address: <http://villageonthegreencondo2.com/>, Susan Tyburski's email address if you wish to be added to our email distribution list, as well as reminding the members the location of the bulletin boards and to please check them on a regular basis as they are updated frequently.

TREASURER'S REPORT: Pierre reported that our liabilities and equities as of March 31, 2016 are \$402,549.37. This is an increase of \$7,433.18 from last month and a total increase of \$40,959.86 since November, 2015. We have \$200 in petty cash, \$33,996.25 in the general account. BB&T money market reserve has \$67,608.72, Cadence CD at 1% is at \$100,658.27, Cadence CD at 1.19% is at \$80,334.29, Everbank CD at 1.09% is at \$107,380.19, Golf cart \$2,527.50. Our delinquency is down \$625 from last month and now at \$10,035.22. Our water bills look very good especially under the watchful eye of Charlie Crusie, who checks them on a weekly basis. Pierre asked if there were any developments regarding our titled owned unit at 2514-B Oakleaf. Last month, he suggested raising the tenants' rent from \$675 to \$700 or \$725 (and notifying the tenants) to cover the costs of the recent monthly maintenance fee increase. (*Tiffany Jackson provided an update on the foreclosure of this property under the Management's report.*) A motion to accept the Treasurer's Report was made by Joni and 2<sup>nd</sup> by Colleen.

MANAGEMENT REPORT: Tiffany Jackson informed us that according to the attorney, the bank will be foreclosing on 2514-B Oakleaf Ln. in June or July, 2016 so it would not be advisable to increase the tenant rent as foreclosure proceedings will begin at the time of renewal. Tiffany then introduced Bob Kelly,

who will be our new LCAM beginning May 1<sup>st</sup>, and Phil Colettis, Director of Operations for Ameri-tech who will help in the transition. Tiffany will no longer manage condo associations and is moving on to real estate. Colleen thanked Tiffany on behalf of our Association for all of her hard work and wished her well in this new endeavor within Ameri-tech.

BUILDINGS and GROUNDS: Mark Langman started his report with an update on the carport damage at 2497 Oakleaf Ln. A permit is necessary to repair the work and pending upon an engineer's report (at the expense of Nationwide) which should be done by the end of the week. At that time, the report will be hand delivered to the Clearwater permitting department. Once approved, repairs will begin ASAP, the following week. Regarding the paving work that was completed last spring, Richard Claybrook (the independent engineer we hired last year) will be out this week to take a look at the stress cracks and give us his professional assessment. Next, Mark mentioned that the speeding signs we were hoping to install on Bay Berry Drive were denied by the Patio Homes Association. Therefore, Mark will look into ordering additional 15 mph signs inside VOG II as a reminder to our residents. Next, Mark mentioned that the carports, sidewalks, and gutters have all been power washed and now only "routine maintenance" will be necessary. "NO DOG" signs are up and at each entrance into VOG II. Regarding making our building numbers more visible to emergency vehicles, etc., Mark stated that the numbers will be painted in a contrasting color to stand out and we will be ordering additional signage.

OLD BUSINESS: Cat survey results will be announced at the Annual Meeting on April 29<sup>th</sup>....however, results are close. The VOG Condo II Board will not ask for a written release for the sealcoating work completed by PLS at the request of Patio Homes after our paving project until the Patio Homes board meeting minutes have been approved. The Patio Homes unapproved minutes state that the work was completed satisfactorily; however, once the minutes are approved then we will have something documented stating their approval. Tiffany will follow up with Lou DeSantis, Patio Homes' Property Manager from Ameri-Tech. After much discussion, the Board of Directors gave the final approval of a letter (to be hand-

delivered to owners and mailed to owners of the five, tenant occupied units) prepared by Ameri-tech reminding them of the VOG II speed limit and consequences. A motion was put forth by Colleen and 2<sup>nd</sup> by Mark to approve the letter and distribution. Brian Mandeville and Mark Langman volunteered to hand deliver the speeding handout. Charlie Crusie mentioned that he recently noticed a 25 MPH speed limit sign on Laurelwood; however, that is a public street and the sign was erected by the City of Clearwater. The speed limit inside of VOG II and Bay Berry is 15 MPH. "No dog walking"... other than service dogs... signs have been installed on posts at all entrances into VOG II (with extras purchased in case more are need to be installed). Brian Mandeville asked about our 1 year warranty (March, 2015 – March 2016) with PLS for the paving project. The close out report by Richard Claybrook stated that our warranty with PLS expires on April 12, 2016. Unfortunately, the PLS warranty coverage (and warranty period) is vague and doesn't really state WHAT their warranty is. PLS came out in March, 2016 and met with Mark to take a look at the cracks in the pavement. PLS states that this is "normal" because of the thickness of the pavement, under base, etc. PLS was going to send a report. Instead they sent was recommendations from customers and not addressing our findings. Richard Claybrook finally connected with Mark this morning (after numerous calls to Richard since March) and coming out the week of April 18<sup>th</sup> to review our concerns. At this time, we do not know if he will be charging for his consultation. Charlie Crusie recommended that we "cut our losses" and repair the cracks and sealcoat with another company. It's possible that our maintenance man, Mike Fontana, can handle this. Gary Currier suggested that whatever repairs need to be done (at the engineers' recommendation) be handled by someone other than PLS.

NEW BUSINESS: Mark Langman mentioned contacting Gemstone to complete phase 3 of the entrance ways that need to be addressed. Brian mentioned that even though Gemstone *did* try to address the water settling in at the front of his unit, 2522 Oakleaf-D, it is still an issue. Colleen recommended that he complete a work order request so that Gemstone can address the issue when they come back out. Lynn Cook asked if we were interested in picking up any free trees at the Clearwater Arbor Day event on April 30, 2016 from 8:00-1:00. Mark and Lynn mentioned attending the event and would make sure the trees obtained would be

planted in an appropriate place. If an owner obtains a tree, the planting location MUST be approved by Buildings and Grounds by work order. Mark also mentioned that it was necessary to have some roofs power washed. Pierre recommended that we contact Kontos Roofing (who replaced our roofs) for an estimate of a company they recommend and Brian mentioned a company that he could recommend. The Board's policy is to obtain a few estimates before work commences for our Association. Brian then asked when we were due for dryer cleaning (which we mentioned next year....every two years). He suggested not using the company who completed the work last year as they did not clean out the vent from the roof. Next, Elda Thomas asked about the status of the damaged carport....specifically if Nationwide had sent a check to cover the work. Tiffany confirmed that Ameri-tech *had* received a \$1,800 check; however, we would not be cashing the check as it may appear as if we are agreeing/accepting their settlement to complete the work. Estimates show that it will cost more than \$1,800 to repair the damage. Nationwide has provided their contractor, Service Master from Tampa, to complete the work. The Clearwater permitting department required old blueprints from when the carports were erected (which have not been found) so Nationwide is paying an engineer to prepare drawings to satisfy the permitting department. Don Murray asked if we could just have the carport repaired without having to obtain a permit but a permit is required. The Board has been on top of it and doing their best but the matter is being held up in permitting at this time.

The meeting was adjourned at 11:33 AM.

Respectfully Submitted,

Joni Dagios, Vice President in the Secretary's absence