

VILLAGE ON THE GREEN

CONDOMINIUM II ASSOCIATION, INC.

Unapproved

The May 16, 2016 VOG II Board of Directors' meeting was called to order at 10:15 AM. Proof of notice was given, roll call was taken. All were present except for Secretary, Susan Tyburski. The minutes of the April 18th meeting were read. A motion to approve the minutes as read was made by Colleen Tracy and 2nd by Mark Langman. The minutes were approved.

PRESIDENT'S REPORT: Colleen started her report by thanking Lynn Cook, Pat Saunders and Pierre DuBois for their help in delivering the 2016-2017 Dial Directories to our residents. Colleen provided another handout updating us on the Alexander Apartments. To summarize, site permits have been issued by the City of Clearwater. The developer expects to start construction as soon as he has completed the sale from the buyer with closing expected in the next few weeks. Subsequently construction of the apartment complex will begin on the old golf course property. Colleen then provided several additional handouts: Emergency Contact Form (if you have yet to complete or need to make any changes) which can also be found on our website under "Rules and Regulations"; Email Additions/Corrections list if you wish to be added or correct your email address on our email list; Joni's VOG II Resource Information sheet; and an updated Board of Directions contact information sheet with the addition of Bob Kelly, LCAM. Lastly, Colleen reminded the members that they may speak up to 3 minutes on an issue being discussed.

VICE PRESIDENT's REPORT: Joni Dagios had nothing to report at this time.

TREASURER'S REPORT: Pierre DuBois reported that our liabilities and equities as of April 30, 2016 are at \$413,595.19. This is an increase of \$11,045.82 from last month and a total increase of \$66,091.79 since May, 2015. We have \$200 in petty cash and \$41,755.64 in the general account. BB&T money market reserve has \$70,862.42; Cadence CD at 1% is at \$100,658.27, Cadence CD at 1.19% is at \$80,573.98, Everbank CD at 1.09% is at \$107,473.23; Golf cart at \$2,527.50. Our delinquency is down to just under \$10,000 at \$9,735.22. Water bills are looking good with a 33 day meter reading (last month was a 28 day reading). However, at 2506 Oakleaf Ln (covering 2 buildings), 2546 Oakleaf Ln (covering 2 buildings), 2579 Bay Berry Dr. (meter for 3 buildings) the usage is a bit higher than usual, compared with the other 10 meters. Even though there was 20% more days between readings, those three meters are over 40% more than usual from last month. Charlie Crusie and Mike Fontana will keep an eye on these three meters. The tenant for our unit at 2415-B (27-B) Oakleaf Ln. sent

his notice to Nikki Rushka at Ameri-Tech notifying us of his intention to move out on June 1st. The bank will be foreclosing soon on this property and our Association should be receiving some monies back. Our attorney, Joe Cianfrone, will keep us informed. A motion to accept the Treasurer's Report was made by Colleen and 2nd by Joni. Motion passed.

MANAGEMENT REPORT: Bob Kelly did not have a formal report but would be addressing issues mentioned under Old and New Business.

BUILDINGS and GROUNDS: Mark Langman will also be addressing items under Old and New Business; however, he did update the members regarding the status of the repairs to the damaged carport. The pillar was repaired; however, we are still waiting for permitting to be completed so that the gutter and full scope of repairs can be done. Brian Mandeville asked if the pillar (or support) can be bolted down. Mark conveyed that we are still waiting for the permit to be issued and will need to wait and see what will be required.

OLD BUSINESS: a) *Written Release of Repairs in Patio Homes completed by Parking Lot Services (PLS):* Bob Kelly spoke to Lou DeSantis, LCAM for Patio Homes, who conveyed that Patio Homes approved the repairs that were completed by PLS at their last Board meeting. We are now waiting to receive "approved minutes" from the Patio Homes' Board meeting addressing this issue as written proof that the repairs were satisfactorily completed. It may take several months to receive their approved minutes as they will not be holding meetings in the summer. b) *PLS Warranty Review and Claybrook Engineering Inspection:* Mark stated that he and Charlie Crusie met with Richard Claybrook, the independent engineer that we hired at the time of road paving, to take a look at the cracks and concerns we had with the paving. Richard did not charge for the consultation and he simply recommended that we seal the cracks to prevent further issues. Mark asked Mike Fontana to obtain the materials to seal the cracks before the rainy season, as suggested by Brian Mandeville. **This will be a priority item.** c) *Ordering of Additional 15 mph signs in VOG II:* Mark stated that signs have been ordered and placed in several locations including on the carports so that additional posts were not needed at this time. Signs will also be placed on the dumpster enclosures after repairs to some enclosures are completed. Pierre suggested that we also post signs at the exits from VOG II onto Bay Berry Dr. Mark stated that the placements have not been completed yet but will order more signs if needed. d) *Warning Letters Distributed to Residents of Speeding Violations/Consequences:* Letters were distributed the week of our last Board meeting held on Monday, April 18th. Colleen thanked Brian Mandeville and Mark Langman for volunteering their time to distribute the letters. e) *Increased Lighting or Visibility for Building(s) Addresses:* Mark stated that letters have been ordered for those missing on the carports and will be installed over the next few weeks. Mike will also be painting the building numbers a darker/contrasting color as to provide more visibility especially for emergency vehicles. Brian Mandeville asked if we have considered putting signs on our side of Bay Berry Drive indicating the location of the internal streets inside VOG II. f) *Other Old Business:* Mark told the members that 8 plants were obtained at the Arbor Day event in Clearwater and

all have been planted. On the subject of trees, both Brian Mandeville and Linda Cameron shared their concerns with an Areca palm tree planted (requested on a work order, paid for by the owner upon Board acceptance) obstructing their partial view of the lake in light of the fact that it was not planted to replace another. Mark has been working on this matter with the owners affected and will do his best to come up with a solution if possible. Next, Brian asked if our rules have changed allowing guests to occupy a unit without the owner(s) being present. He believes a guest has been staying in a unit for a short time in the owners' absence. The Board has not been informed of any such request or have any knowledge of this.

NEW BUSINESS: a) *Gemstone Work Status:* Mark presented a quote from Gemstone to complete phase 3 of the entrance way resurfacing of 17 units (in 6 buildings) at the cost of \$8,549. This is in line with previous costs paid to Gemstone for the same work. Upon Board approval, Mark will find out when the work will begin. Although it was discussed with Gemstone to include Unit 2585-A (Frank De Leo) in this phase, it was not included on the estimate. Therefore, Mark will make sure this unit's entrance is resurfaced with necessary root repair and negotiate a price with Gemstone at the same \$345 cost they will charge for Unit 2573-D. The estimate also includes the water settlement issue at Unit 2522-D (Brian Mandeville) which was mentioned at the April 18th Board Meeting. Colleen made a motion to hire Gemstone to resurface the entrance ways of 18 units for a total of \$8,894 (\$8,549 quote for 17 units with an additional \$345 for work at Unit 2585-A). The motion was 2nd by Joni. Motion passed. b) *Power Washing of Roofs:* Colleen shared a conversation with a resident concerned that in the past power washing was done with heavy pressure. This caused damage to shingles, water leakage in the roofs, and into the attics as well as water leakage inside individual condo units. Mark assured us that the 3 companies he met with and obtained quotes from would only use low pressure, a bleach and algaecide solution without harm to plantings. By removing the algae, this will prolong the life of our roofs. Dakine Clean, LLC provided a quote for \$18,374, Window Gang of West Florida for \$10,197.90 (with a 2 year warranty to keep algae from forming again) and Sapino Landscaping at a cost of \$10,875 (also with a 2 year warranty). *Sapino recently performed this service in Patio Homes and did a great job.* Mark made a motion that we negotiate with Sapino Landscaping asking them to meet the price of Window Gang as well as taking a look at Window Gang's previous client work before making a decision. Second part of the motion was that we pay for this cost half in one month and the balance paid the next month. The motion was 2nd by Mark. Motion passed. c) *Insurance Coverage Renewal:* Pierre conveyed that the May 31st insurance renewal premium had been reduced by \$3,416.35 for a total of \$58,491.82. However, Jeff Busch, our insurance agent, highly recommended that we add ordinance and law coverage with a \$1 million limit which would allow for necessary repairs/replacement based on current building ordinances (not as it was) at a cost of \$2,468 bringing our renewal cost to \$60,959.82. Colleen made a motion to pay for our insurance renewal with the recommended additional coverage for a total of \$60,959.82. The motion was 2nd by Pierre. Motion passed. d) *Park Benches along the Lake:* There was a request to add benches along the lake. Mark looked into the cost of adding (5) commercial grade, benches (with a 10 year warranty) at a cost of

\$1,900 plus an estimated material cost of \$100. Colleen made a motion to table this request until our October meeting which was 2nd by Joni. Motion passed. *Other New Business Items:* Brian asked if we would be looking into Frontier (formerly Verizon) as a cable provider. All four villages had renewed our contract with Bright House with a 3-year commitment in the Fall of 2015 at a better, negotiated rate. *It had been previously discussed that it would not be cost effective for other providers to update the cable lines in the entire community to accommodate their systems.* Mark then brought up another New Business item regarding the south irrigation pump that has required numerous repairs and service calls since being installed in the Fall of 2015. It was determined that the power line to the pump is corroded (Cut Rite Landscaping took photos of the damage) and Duke Energy would need to repair/replace the line. Duke Energy did come out to perform a repair, without our knowledge, therefore we don't know what type of repair was performed. Cut Rite was able to replace the pump under the manufacturers' warranty; however \$4,330 is due to Cut Rite which is only a credit of \$1,400 on the original bill of approximately \$5,700 for a new pump. The Board will need further clarification of these out of pocket expenses. Mark asked if Bob could first ask Dennis Halenkamp of Cut Rite for a more detailed explanation of the out of pocket cost and then step in to have Duke Energy pay for this cost as it was the faulty wire which caused the pump to stop working prematurely. Colleen made a motion to table this matter until we receive answers from Cut Rite and Duke Energy. It was 2nd by Joni. Motion passed. Bob then provided Mark with the January 1st renewal of our lawn care service contract with Cut Rite as an additional New Business Item. Although the contract actually rolls over, it may be cancelled at any time with 60 days' written notice. However, after much discussion specifically Cut Rite billing the association for an unusually high number of sprinkler head repairs (likely caused by their cutting our lawns), it was decided to revisit the service contract with Cut Rite *after* the south pump matter gets resolved. One final New Business item, brought up by Bob, is that the Florida Fire Code is requiring that older condominiums retro fit an interior, fire suppression sprinkler system inside all units and clubhouse. This would be extremely expensive (likely \$3,000-\$5,000 per unit or more), disruptive and would require a special assessment for each unit. However, the State will allow condominiums to "opt out" of retrofitting provided that a majority (66 2/3%) of the unit owners vote to forego retrofitting. Ameri-Tech has drafted a letter and proxy for our review that would be sent out to all unit owners prior to our next Board Meeting on October 17, 2016. This will give us time to obtain a majority vote before the end of the year deadline. *If we do not notify the Division of Florida Condominiums of our association's decision by the end of the year, we will then be **automatically required** to retro fit a fire suppression sprinkler system.* The Board will stay on top of the matter.

The next Board of Directors' Meeting will be held on Monday, October 17, 2016. The meeting was adjourned at 12:06 p.m.

Respectfully Submitted,
Joni Dagios, Vice President in the Secretary's absence