

VILLAGE ON THE GREEN

CONDOMINIUM II ASSOCIATION, INC.

Unapproved

On Monday, November 21, 2016, the VOG II 2017 Budget Adoption meeting was held at 10:12 a.m. at the Club House on 2620 Laurelwood Drive, Clearwater, FL 33763.

Present: Colleen Tracy, President; Joni Dagios, Vice President; Mark Langman, Director of Buildings and Grounds and Carmen C. Murray, Secretary. Also present: Murle Whitten, Assistant Secretary and Lynn Cook, Assistant Treasurer and Robert Kelly, Ameri-Tech LCAM. Fourteen residents were in attendance.

I. Call to Order/ Roll Call/ Certification of Proxies— Colleen Tracy called the meeting to order and welcomed everyone. After a quick roll call indicating all the Board members and assistants were present, it was determined that a Board quorum had been reached.

Colleen then turned over the meeting to be conducted by Robert Kelly of Ameri-Tech Community Management. Mr. Kelly reported a total of 45 proxies/votes were tallied. A count of 27 proxies/votes met the quorum requirement. There were 33 aye votes, 8 nay votes and 4 unchecked votes.

II. Proof of Notice—Ameri-Tech mailed out Notices on November 3, 2017 to all residents in accordance with legal requirements of 14-day prior notification before the meeting. Carmen Murray reported that Notice had been posted on November 7, 2016 on the VOG Condo II bulletin boards in order to meet the 14-day notification requirement.

III. Approval of Minutes. On motion by Joni Dagios, seconded by Mark Langman, and by unanimous vote, reading of the 2016 Budget Adoption Meeting Minutes was waived.

IV. Presentation of 2017 Budget (Discussion Only) Mr. Kelly began by asking residents if there were any questions. Resident Andre Caron questioned the amount of \$325.00 shown on the mailing from Ameri-Tech. He believed it should read as an increase to \$330.00 in monthly maintenance fees for 2017. Mr. Kelly acknowledged that Andre was correct and explained the increase was caused by rising costs, such as water, sewer, office administrative costs (mailings, paper work). However, the management fee will remain the same.

IV. Presentation of 2017 Budget (Discussion Only) (cont.)

Resident Brian Mandeville requested a line-by-line accounting. Mr. Kelly obliged and discussion followed with Mr. Mandeville asking why the Payroll expenses were higher. Mr. Mandeville did not agree to the need for a maintenance man working extra hours. Several Board members offered full and lengthy justification for having Mike Fontana work more hours. They declared that, in the long run, it would save the Association a great deal of money as Mike is doing the work that we had been paying sub-contractors to do. Residents Andre Caron and Frank De Leo spoke in favor of the work Mike is doing in keeping our grounds up, looking good and maintaining our sprinkler system in working order.

Following this, Mr. Kelly explained that the budget contained several categories not mandated by the State of Florida. The three State-mandated categories are: Roofing, Painting, and Paving reserves. These reserves must be fully funded. As the Buildings and Grounds category consumes almost 90 percent of the budget, monies in that reserve could and should be rolled into a newly-created “Deferred Maintenance” reserve, allowing the Board discretion to move funds for any type of projects and/or unexpected expenditures that may arise in the future. Moving these funds allows major expenditures to be paid without the necessity for additional assessments.

Mr. Kelly apologized for failing to place this proposed change relating to the budget categories on today’s Budget Adoption Meeting agenda as a vote/proxy issue. He stated that this could be accomplished at the January 2017 Board of Directors meeting. Colleen made a motion to present at the January 2017 meeting the move of several minor reserve funds, such as the buildings and grounds, car port and termite fund, into a newly-created “Deferred Maintenance” reserve fund. Residents would receive a mailing with proxies/votes prior to the January meeting. This mail-out would pertain to the reserve move only. This motion was seconded by Joni Dagios, and passed by unanimous agreement.

V. Waiver of Reviewed Financial Statements—On questioning by Resident Brian Mandeville, Mr. Kelly explained the process. Colleen moved to waive the 2017 Financial Statement Review. This was seconded by Joni Dagios and unanimously approved.

VI. Board Approval of 2017 Budget—Colleen moved to accept the 2017 budget as presented. This was seconded by Mark Langman and by unanimous vote, the 2017 Budget was accepted.

VII. Adjournment—At 10:50 a.m. the Budget Adoption meeting was adjourned.

Respectfully submitted by Carmen C. Murray, Secretary