

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

VILLAGE ON THE GREEN

CONDOMINIUM II ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

1. CALL TO ORDER/PROOF OF NOTICE/ROLL CALL—President Guy Scheeler called the meeting to order at 10:40 a.m. on Monday, December 4, 2017 in the Village on the Green Club House. Present at the meeting: President Charles (Guy) Scheeler, Vice-President Joni Dagios, Treasurer Marcia Charlton, Mark Langman, Director/Buildings and Grounds, Secretary Carmen C. Murray, Assistant Secretary Murle Whitten, and Ameri-Tech LCAM Robert Kelly. Absent: Assistant Treasurer Lynn Cook. Eleven residents were also present.

Carmen presented proof of timely notice. Board members introduced themselves to the residents in lieu of a roll call. On motion by Guy, seconded by Joni, and by unanimous vote, reading of the October 15, 2017 meeting minutes was waived.

2. REPORTS OF OFFICERS

A) President—Guy Scheeler—Guy discussed the effects of Hurricane Irma. He commented on the quick and efficient clean-up accomplished by Mike Fontana, John Evans, and Mark Langman. Discussion followed about residents who pitched in to assist, including former Board President Colleen Tracy and residents Patricia Saunders and John LaDone. Guy then announced that a bylaws committee has been formed, consisting of two directors and three resident members. Their role will be to meet to review Condo II documents for irregularities and make recommendations in collaboration with our attorney. Guy briefly addressed the subject of dryer vent cleaning to be performed at a time when most residents will be on site to allow access into their units to the contractor who will perform the cleanings. Guy noted that dryers are the third leading cause for house fires. Joni commented on the need to realize that if a dryer vent fire occurs in one unit, it could affect as many as three more units. She informed the group that notice would be given and posted before the contractors arrive. Murle spoke of “flapper screens” previously installed on the roofs being thick with lint. Mark stated that three companies have provided quotations for the dryer vent cleaning.

Guy then announced that a lighting committee will be formed by Marcia to select new condo unit entrance lighting. The present lamps date back to 1979 and should be replaced.

B) Vice-President - Joni Dagios—Joni stated that there is presently one listing in Condo II and two more listings in all of Village on the Green. She noted that average sales have ranged from \$118,000-\$120,000.00. She informed residents and board members that Martha Smith(Unit 2529-A) passed away. Assistant Treasurer Lynn Cook attended Martha’s funeral.

C) Treasurer—Marcia Charleton—Guy prefaced Marcia’s report by noting her diligence and keen eye in ensuring that all is in order financially. Marcia commented on a staff change-over at Ameri-Tech delaying a current financial report.

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C) Treasurer—Marcia Charleton—(cont.)

LCAM Bob Kelly then provided and read from the balance sheet report as follows: Petty Cash, \$200.00, General Operating, \$8,450.30, BB&T—\$59,390.67, Cadence CD—\$101,747.02, Cadence CD—\$81,543.27, Everbank CD—\$109,744.37, Golf Cart—\$2,527.50, Delinquent Maintenance Due—\$1,365.00 =Total—\$364,968.13. On motion by Guy, seconded by Joni, and unanimously approved, the Treasurer's Report was accepted.

D) Management—LCAM Bob Kelly- No official report was offered. However, Bob discussed the slow but steady progress of the Duke Energy South Pump claim.

3. COMMITTEE REPORT- Buildings and Grounds—Mark Langman

- **Sprinkler System—**This is an on-going issue due to tree roots and building settlement. Recently, a fresh leak was identified. This problem is to be addressed by a contractor. Discussion followed.

- **Eaves and Window Frames/Sills—**Mark stated that at least 22 window frames are in need of repair. Discussion followed with a request to all residents to refrain from placing any permanent ornaments on window sills. The plan is to replace window sills with hardie-board which does not deteriorate. Mark also asked that residents refrain from placing lawn ornaments outside their units as stipulated in our condo documents.

- **Car Ports/Car Port Lighting—**Mark discussed the carport lighting issues occurring over the summer, stating that presently they are resolved. Replacement of fluorescent lighting with LED lighting will be transitioned in as needed. Referring to the Lighting Committee, Mark stated that replacing the condo unit lamps could be accomplished by Mike and Mark at a savings of more than \$1,600.00 which would be required by a contractor. Guy noted that Mark was a licensed electrician in New York State.

- **Pavement Cleaning—**Mark discussed the reasonably priced power washer attained through Lowe's by Mike Fontana. An attachment called a "surface cleaner" will be purchased and sidewalks will now be efficiently cleaned by Mike. In-house power washing will save approximately \$3,500.00 over having it done by an outside contractor. Additionally, the pavement will be cleaned in preparation for sealing of the asphalt. Discussion followed.

Mark then informed the group that pruning of common landscaping areas must be done now to remove dead wood and promote new healthy growth. Normally this is done in the spring.

4. OLD BUSINESS – No old business was brought forward at this time.

5. NEW BUSINESS—Mark has researched benches for the lakeside at a cost of \$300.00 apiece. These benches would be paid for out of donations. Those donating would receive their names on engraved plaques placed on the benches. A bench committee will be formed and information will be posted soon.

6. MISCELLANEOUS ITEMS/OWNERS COMMENTS—Resident Colleen Tracy posed several questions, noting she agreed that the Condo II documents are unclear in intent. Discussion followed.

7. NEXT BOARD OF DIRECTORS MEETING: Monday, January 15, 2018

8. ADJOURNMENT—The meeting was adjourned at 11:25 a.m.

Respectfully submitted, Carmen C. Murray, Secretary