

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

VILLAGE ON THE GREEN

CONDOMINIUM II ASSOCIATION, INC.

APPROVED

BOARD OF DIRECTORS MEETING

The Board of Directors meeting was called to order at 10:20 a.m. on Monday, February 20, 2017 at the VOG Clubhouse by President Colleen Tracy. Proof of Notice was presented by Secretary Carmen Murray. Present for the meeting: President Colleen Tracy, Vice-President Joni Dagios, Treasurer Marcia Charlton, Secretary Carmen C. Murray, Ameri-Tech LCAM Bob Kelly, and Board Assistants Murle Whitten and Lynn Cook. Mark Langman, Buildings and Grounds Director, was absent. Ten residents were also in attendance.

Colleen made a motion to waive the reading of the January 2017 meeting minutes and to accept and approve of the minutes as presented. This motion was seconded by Joni and approved by the Board members present.

PRESIDENT'S REPORT: Colleen announced that a clipboard for email address changes and additions was being passed around for the residents. Colleen explained that she would not be making a detailed report because most of her report would be presented under "OLD BUSINESS". She also noted that she would be giving Mark's report based on his notes.

VICE-PRESIDENT'S REPORT: Joni gave an update on the Unit 2514-B bank-owned property, stating that it is under contract and expected to close next week. The prospective buyer was duly interviewed. She added that there are a total of seven VOG active listings; two of which are in Condo II. One is going under contract today. In reply to resident Brian Mandeville, she explained that the two active listings were units 2546-A and 2567-D.

TREASURER'S REPORT: Marcia said everything looks good on the balance sheet. The EverBank CD was rolled over at Nikki Rushka's recommendation. Water usage was a little bit higher because of the Thanksgiving holiday, as would be the December usage because of the Christmas holiday. Lynn asked what the total liabilities were. Marcia said they should balance out. Assets: Petty Cash - \$200.00; General Account - \$1,752.59; BB&T Money Market Reserve - \$55,331.61; Cadence CD at 1.0% (12/20/2016) - \$101,496.84; Cadence CD at 1.19% (04/07/2019) - \$81,302.70; EverBank CD at 1.09% (02/19/2018) - \$108,365.93; Golf Cart - \$2,527.50; Delinquent maintenance dues - \$12,275.22. Total, \$363,252.39; Liabilities and Equity - \$363,252.39.

MANAGEMENT'S REPORT: LCAM Bob Kelly reported that the attorney is reviewing the ongoing Duke Energy claim. He explained that the South irrigation pump went bad. It is believed that the connection in the panel box is either corroded or there is a splice. He believes that because the connection was inferior, this is the cause for the pump failure. The hope is to recover some of the over \$4,000 in repairs. A claim was submitted to Duke Energy which was denied. Nikki Rushka of Ameri-Tech says it could be three to four months before hearing anything. Bob then discussed the mailing sent to all residents for the April Annual Meeting. He had copies of the Intent to Run, Information sheet and attached Propane Gas Grill Installation Guidelines. Resident Brian Mandeville questioned the denial of charcoal grills in the guidelines. Colleen stated that the Board would re-address this portion of the guidelines as charcoal grills are allowed. Resident John Meredith inquired about attorney fees in the Duke Energy claim. Bob said Ameri-Tech is still at the point of looking through stacks of pictures, information, and reports before considering a court case. If it reaches that point, Ameri-Tech would consult with the Board before taking action.

COMMITTEE REPORT—Buildings and Grounds—Colleen reported in Mark's absence and said that Mark hopes to be back by February 22. In relation to the Duke Energy claim issue, she added that Mark will need copies of the photographs taken showing the damage. He will also need all correspondence with Duke Energy prior to setting a meeting date. Bob will provide Mark with this information at the next meeting.

Colleen stated that the irrigation system repair work continues on an ongoing basis. Colleen relayed the following information from Mark emailed to her. Repairs are yet to be completed on the cracked irrigation line until after Mark's return. Mark will be receiving additional quotes for rerouting the line around the live oak; the roots of which damaged the pipe. The addition of sprinkler heads throughout our complex is being done due to plants maturing and the addition of plantings. Updating this 37-year old system will be done as required throughout the year. Colleen quoted from Mark's notes: "We are lucky to have Michael Fontana on hand to make most of these repairs and modifications. Mike has also made two more repairs where water has migrated along the sewer drain into the buildings causing damage to the floors and walls of the units. Again, Mike has saved us almost \$3,000.00 by not having to hire outside contractors."

Regarding the guest parking space at 2497-C Oakleaf Lane, Mark will be acquiring quotes from paving companies to raise the level of the end of the parking space nearest the sidewalk to minimize the height to the sidewalk to make this drop safer. Resident Brian Mandeville asked if we still have the contractor that worked on the sprinklers. The reply was yes. Resident Ann Lynes wished to know the sprinkler schedule for her area. Colleen informed her that she could ask Mark that question in a work order.

OLD BUSINESS

A) EMERGENCY CONTACT FORMS/CARING NEIGHBORS UPDATE: Colleen then turned to the continuance of the Caring Neighbors Program initiated by resident Nancy Marshall. Colleen explained how the program assists VOG residents. She thanked Nancy Marshall and the volunteers by name. Colleen added that owner emergency contact information forms were available at the meeting for updating.

B) ALEXANDER APARTMENTS UPDATE: Colleen reported on the progress of this development at the former Country Side Golf Club. The developer hopes to begin framing buildings later this month beginning near the Countryside and Enterprise access points working towards Belcher Road. There will be buffer landscaping with six or seven lakes; at least three of which will be buffer lakes. Site plans are on public file at the City of Clearwater. Contact information for Mr. Riva was available for residents at the meeting. Resident Brian Mandeville spoke of checking on the exit road and learning that the County of Pinellas will do nothing until problems occur. Discussion followed. Colleen said once a site plan is filed and approved—as it has been with the City of Clearwater—it is a done deal. Discussion followed

C) PROPANE GAS GRILL INSTALLATION GUIDELINES: Colleen discussed receiving an email about a resident feeling discriminated against because he owned a charcoal grill. Colleen called Fire Inspector Walter Ramos today and was told point-blank that charcoal grills are permitted. She therefore stated the Board stands corrected on this point. Joni looked at this from the insurance angle. With regard to our building insurance, it does not matter whether it is a charcoal grill or a gas grill; it must meet the fire code. Our insurance company, BB &T, does not make a distinction between them. However, Joni mentioned that many condominium complexes do not allow charcoal grills for insurance reasons. Joni opined that any guidelines have to apply to our community. Having said that, the grill has to be a permanent fixture attached to pavers.

C) PROPANE GAS GRILL INSTALLATION GUIDELINES (cont.):

On the issue of limited common area, Joni said: “As with our rules on patio pavers, placing grills on pavers was our solution. We will have to revisit the issue of charcoal grills and correct the guidelines. There is the issue of charcoal embers being completely extinguished.” She also discussed the surprise inspection from the fire inspector last summer which led to creating the propane gas grill installation guidelines. Colleen then addressed the Board’s understanding of fines. Inspector Ramos was not specific about amounts without knowing the specific violation. He did comment: “Don’t worry, you guys are good. You complied.” Discussion followed and Bob commented on the NFPA statutes. Resident Don Murray asked where in the fire marshal’s code is it stated pavers must be hitched down, etc. or is that a Condo II code? Bob replied it is both. Village on the Green Condo II is trying to allow residents to have grills. The Board determined the grill location would be on “limited common grounds.”

D) GEMSTONE—MINOR REPAIR WORK: Mark has sent Gemstone an email requesting an appointment to visit and review the damaged areas. He will follow up on this when he returns.

E) FILLING IN CRACKS IN ASPHALT: Mark will also have Michael Fontana begin the repair work involved in filling the cracks in asphalt following Mark’s return.

F) ROOF ISSUES—BUILDING 2521, ETC.: Mark hopes to address the roofing issue and building 2521 later this week. He will require permission from the tenant to enter the unit to access the source of the leak. Discussion followed with Joni informing residents that inspection of all buildings will take place soon because of the approaching wind mitigation insurance renewal.

G) LAKE UPDATE: Carmen reported from her notes taken at the January 23, 2017 Recreation Board meeting regarding the VOG lake.

H) OTHER: Colleen then brought up the question of allowing cats at Condo II. Discussion followed. Resident Linda Cameron petitioned to have another vote. Following heated debate, Colleen asked if the Board desired to go the petition route or vote to have another survey. Discussion determined that Colleen place a motion on the floor to have a proxy vote mailed to all residents. Carmen asked that it be included in the April Annual Meeting mailing together with other documents. The final motion was to have a proxy vote to approve or not approve of allowing one indoor cat in a unit with all shots taken care of and neutered. This was seconded by Joni. With Colleen, Joni and Marcia voting to approve, Carmen voting no and Mark absent, the motion was passed.

NEW BUSINESS

A) STATUS OF WIND MITIGATION INSURANCE RENEWAL: LCAM Bob Kelly reported that, at Joni’s request, he received three quotations; 1. Felton Professional Adjustment Team, 2. Top Shelf Home Inspection; and 3. Hawk’s Eye LLC. They were all for \$1,800.00. Bob recommended accepting the Felton Professional Adjustment Team bid. On motion by Colleen, and seconded by Marcia, the members, absent Mark, all voted to accept the recommended bid.

B) OTHER: There was no other business.

MISCELLANEOUS ITEMS/OWNERS’ COMMENTS: Resident Brian Mandeville indicated Linda (Cameron) and he were considering adding patios behind 2522-D and C units and requested guidelines. Colleen recommended placing his request in the form of a work order.

NEXT BOARD MEETING: The next Board of Directors’ meeting will be held on Monday, March 20, 2017 at 10:15 a.m..

ADJOURNMENT: The meeting was adjourned at 11:45 a.m.

Respectfully submitted by Carmen C. Murray, Secretary