

VILLAGE ON THE GREEN

CONDOMINIUM II ASSOCIATION, INC.

UNAPPROVED MINUTES FOR BOARD OF DIRECTORS MEETING

**DATE: MONDAY, JANUARY 16, 2017; IMMEDIATELY FOLLOWING BUDGET MEETING
PLACE: VOG CLUBHOUSE**

- 1) **CALL TO ORDER/PROOF OF NOTICE/ROLL CALL** –The meeting was called to order by Colleen at 10:31 a.m. Proof of notice was acknowledged by Carmen to have been emailed to residents and posted on the outdoor bulletin boards by January 14, 2017. Board members present: Colleen Tracy, President, Joni Dagios, Vice-President, Mark Langman, Buildings and Grounds, and Murle Whitten, assistant Secretary. Absent was assistant Treasurer, Lynn Cook. LCAM Bob Kelly, 18 residents, Marcia Charlton, prospective Treasurer, and John Stover, VOG Recreation Association President, were in attendance. A board quorum was in effect.
- 2) **MINUTES—MONDAY, NOVEMBER 21, 2016**—On motion by Colleen, seconded by Joni Dagios, and unanimously accepted, reading of the minutes was waived.
- 3) **PRESENTATION ON STATUS OF LAKE - JOHN STOVER, RECREATION ASSOCIATION PRESIDENT**—Colleen introduced Mr. Stover. The Recreation Association maintains the lake. Mr. Stover described the background facts leading up to his meetings with VOG Condo II residents and Aquatic Systems, a lake management company. From those meetings, the decision was made to perform a three-part treatment of the lake to rid the lake of planktonic algae cells and hydrilla grasses due to oxygen deprivation. His board approved \$2,800 for this service. Following the lake treatment, he observed that the east, south, and west side of the lake looked good. However, on the north end by the inlet, there remained algae and odor. A further treatment appeared to be necessary and he insisted that it take place. He further explained that he would be presenting the analysis of the lake and next possible steps. These steps could include irrigation systems and planting different grasses around the lake to bring the lake back “to life.” This would be covered at his board meeting on Monday, January 23 at 10:30 a.m. at the Clubhouse. He welcomed VOG Condo II residents and board members to attend. He also discussed the introduction of eighty (80) grass-eating carp to control future grass growth. In response to a resident, he stated that VOG privately owns the lake; and unfortunately, there are nine (9) inlets draining into the lake and only one (1) outflow. Keeping the outflow open is the only responsibility that the City of Clearwater has in relation to the lake. He added the lake is not a fresh water, spring-fed lake. Discussion followed. Colleen thanked John for sharing information with the board and residents.
- 4) **APPOINTMENT OF NEW BOARD DIRECTOR**—Colleen informed everyone that Marcia Charlton expressed an interest to serve on the board. On motion by Colleen, seconded by Joni, and approved unanimously, Marcia Charlton was appointed as Director.
- 5) **ELECTION OF TREASURER**—Colleen stated that there is an opening for Treasurer. On motion of Colleen, seconded by Mark Langman, and approved unanimously, Marcia Charlton was elected as Treasurer. Colleen then invited Marcia to sit at the table with the board.
- 6) **REPORTS OF OFFICERS**
 - A. **President**—Colleen asked Joni to pass around the email address list to residents for additions and corrections. She then deferred her report to be discussed under Old Business.

6) **REPORTS OF OFFICERS (cont.)**

B. Vice-President—Joni reported that bank-owned property (Unit 2514-B) is now listed for \$104,000.00. Joni informed the listing agent of the monthly maintenance fee and other pertinent facts necessary prior to sale. Her hope is to recoup some of the maintenance fees.

C. Treasurer—In the absence of Lynn Cook, Colleen asked Joni to read the report. Joni reported as follows for December, 2016: petty cash - \$200.00. general account—**(\$2,098.72)**; BB&T money market—\$53,678.49; Cadence CD 1.00% matured on 12/20/2016—\$101,496.84; Cadence CD 1.19% maturing on 04/07/19—\$81,058.15; Everbank CD 1.09% maturing 02/19/17—\$108,263.42; golf cart—\$2,527.50; delinquent (aging report) - **(\$14,255.22)**; total liabilities and equity—\$359,379.90. The water meter bills look good. There were 34 days reported in December. No action was taken.

D. Management—LCAM Bob Kelly commented on the bill for the south pump which burned out and the Duke Energy denial to our claim for compensation. Mark stated the corrosion was Duke's responsibility and there are photographs for proof. Discussion followed. Colleen requested a motion to have attorney explore this further. Resident Brian Mandeville requested a limit be set for the cost. Bob suggested sending a letter through the attorney at an approximate cost of \$200.00. Mark Langman wanted to require Duke Energy to come back on site with Mark in attendance to open the box prior to the attorney pursuing this matter.

7) **COMMITTEE REPORT**

A. Buildings and Grounds—Mark reported on irrigation system repairs. It appears at some time the irrigation system was zapped by lightning leaving wiring and line issues. Resident Brian Mandeville questioned the need for a sprinkler system at the Laurelwood and Oakwood Drive entrance. Mark will research this matter. Colleen asked if mulching was still being done. Mark said it was never done unless he picked up mulch on sale. It is the owner's responsibility to mulch. Colleen added that we are mulching the common areas, but owners have responsibility for their areas. Discussion followed.

8) **OLD BUSINESS**

A. Emergency Information Forms—Colleen indicated that the forms were available at the meeting for updating.

B. Alexander Apartments at Countryside Update—Colleen reported that as of January 11, 2017, Mr. Kyle Riva, CEO of Alexander Investments International reported, *"We are finally coming to a close with our earth work and under-ground debris removal. We have 5 building foundations poured and those will continue. We should begin framing the buildings by early Feb. We anticipate first unit delivery in June. Please let me know if you need anything further. Thank you, Kyle."* Mr. Riva further reported on January 12, 2017: *"There are and have always been, plans for a private dog park located in the far south western portion on the site, along Countryside Blvd. It will be just for our residents and guests and will be fenced."*

Discussion followed. Resident Brian Mandeville's offer to contact the city to request the property be a closed, fenced-in community was accepted by the board. He was asked to report back to the board. Because Belcher Road is a Pinellas County road, the city will do nothing about a third lane extension on Belcher Road. Colleen suggested Brian contact the Metropolitan Planning Division first. Further discussion followed.

8) OLD BUSINESS (cont.)

C. Response from Walter Ramos re Outdoor Grills/Common Grounds—Mark Langman will draft rules on grills. Resident Brian Mandeville reported an illegal grill placement on Bayberry Drive (Unit 2514-C). Mark stated that removal is the owner's responsibility. Discussion followed.

D. Gemstone—Minor Repair Work— Mark has contacted and will follow up on progress.

E. Filling in Cracks in Asphalt—Mark reported it has not been researched due to the immense sprinkler problems.

F. Roofing Issues: Building 2521, etc.—Mark reported a ladder has been purchased to look at the roof. Discussion followed.

G. Other—none offered.

9) NEW BUSINESS

A. Confirmation of Approval—Cut-Rite Invoice for \$5,200.00 for North Pump Repair
Mark reported the pump is three years old. The board elected to replace the pump as well as the piping. Discussion followed. Colleen said the board voted unanimously to pay the invoice and it should be reflected on the record. Colleen put a motion on the table to confirm the action occurred between meetings. This motion was seconded by Mark. Joni commented that Mike Fontana was present through the entire repair process and he can now handle most repairs himself. This will save our community money.

B. Approval of Landscaping/Lawn Service Bid—Colleen asked Mark if any action had been taken regarding replacing Cut-Rite with John Evans for landscaping and lawn services. Mark stated that nothing has been confirmed yet. Discussion followed. Mark requested action be tabled until all parties are notified. Further discussion followed. Action was tabled.

C. Other—Mark addressed the drafting of approval form and guidelines for installing grills on common grounds; and, repaving a potentially dangerous guest parking area. He has measured up the area and is now waiting for prices on repaving. If the cost should prove prohibitive, Mark will consider other options. Discussion followed.

10) MISCELLANEOUS ITEMS/COMMENTS—Marcia commented on blue and orange flags appearing on common grounds. Mark responded they are spaces under construction. Marcia also inquired about Spectrum's television basic cable contract. Joni discussed a three-year contract for all VOG associations was negotiated to reduce contract cost. Discussion followed. Bob said this year's contract was approximately \$700.00 less than the last years.

**11) NEXT BOARD OF DIRECTORS MEETING—MONDAY, FEBRUARY 20, 2017
AT 10:15 A.M.**

12) ADJOURNMENT—Colleen adjourned the meeting at 11:45 a.m.

Respectfully submitted by Carmen C. Murray