

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

VILLAGE ON THE GREEN

CONDOMINIUM II ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

The Board of Directors meeting was called to order at 10:15 a.m. on Monday, March 20, 2017 at the VOG Club House 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, Mark Langman, Buildings and Grounds, Secretary Carmen C. Murray, Ameri-Tech LCAM Bob Kelly, and Board Assistant Lynn Cook. Board Assistant Murle Whitten was absent. Eight residents were in attendance: Linda Cameron, Brian Mandeville, Marilyn Majer, Donald Murray, Virginia Phillippy, Patricia Saunders, Guy Scheeler and Jean Stogner.

On motion of Colleen, seconded by Mark, the reading of the February 20, 2017 minutes was waived and the minutes were accepted as presented. Colleen deferred her President's report to Old Business. Joni said seven units are for sale in VOG, of which only one is in VOG Condo II (2546-A) and two that are currently under contract. Marcia gave the Treasurer's report, adding that water usage remained within normal limits. On motion of Colleen to approve, seconded by Joni, and by majority vote, the Treasurer's report was approved. LCAM Bob Kelly announced that five candidates applied for the five board positions. Therefore, no vote is necessary. Bob then presented the pending April 17, 2017 proxy vote procedure to amend the VOG Condo II Bylaws to allow cats. Bob described accepting the quorum vote versus the 66 2/3% of total membership vote. It does have to be a yes or no vote to be counted. As our Bylaws are silent concerning using the 66 2/3% majority of owners, he and the attorney have decided to abide by the quorum rule of 30% of owners present and voting determining the vote outcome. Eighteen (18) yes votes will carry the amendment change. He stated changing a Bylaw by such a low percentage of voters could be scary down the road if some future board decides to do crazy things. Colleen suggested changing the documents in the future to reflect that 66 2/3% of the total membership is needed to carry an amendment.

Joni agreed with Colleen and expressed her desire to have the cat vote proceed using the low quorum figure of 18 votes to add allowing cats to the Bylaws. Resident Brian Mandeville asked for a further clarification of the voting procedure. Bob declared 30% of the persons present or by proxy vote would be a minimum of 27 persons present at the April meeting plus proxy votes. 66 2/3% of 27 equals 18 yes votes to carry the amendment change. Should all members send proxy votes with yes or no checked, the percentage for the quorum would be higher resulting in more than 18 votes needed to pass the amendment change. Discussion followed.

Mark reported on ongoing irrigation problems. In regard to finalizing a lawn maintenance service contract, Mark explained that Cut-Rite had written in its contract a clause that allowed sixty days notice for grievances to be addressed. Mark sent Cut-Rite a list of grievances which as of yet have not been addressed by Cut-Rite. Therefore, as the final notice of termination of the Cut-Rite contract must be made by registered letter, Mark had Bob Kelly prepare and send the registered letter to Cut-Rite. This allows Cut-Rite an additional sixty days. Mark noted that Cut-Rite did not finish its work this week until 7:00 p.m. In sixty days, Mark plans to contract with John Evans Landscaping Service for future lawn maintenance. Mark has also received two quotations for repairing the (2497-C) guest parking space and is awaiting one more bid before moving forward on the project. With regard to the Duke Energy Claim, Mark now has the appropriate paperwork on the meter box and will continue to convince them that Duke Energy's initial rejection claim was invalid.

Mark addressed the barbecue grilling guidelines which he has revised, stating the misunderstanding that charcoal grills are not allowed has been addressed in this revision. Resident Brian Mandeville asked if storage of the grills and tanks was in the current revision because some residents were confused by observing conflicting letters from the City of Clearwater Fire Marshal. Joni said the letter received by the board from the Clearwater Fire Marshal was paramount in determining the wording of the revised guidelines. Mark added that a grill must be chained and 10 feet away from any building and recommended not storing a grill and tank inside a condo unit. The revised guidelines will be posted on the four outdoor bulletin boards. Colleen wanted the guidelines emailed to all email residents, who could then share the information with non-email using neighbors. Joni noted the information would also be addressed in the meeting minutes.

Colleen informed the residents and board that emergency contact forms were available at the meeting. She then reported on the Alexander Apartments progress, stating that the building currently being framed is the clubhouse to the apartment community. They are now paving the initial phase of the project and should begin framing very soon on the first four resident buildings. The site excavation and underground work has been completed and they are completing building pads so framing can commence.

Mark commented that he had emailed Gemstone and had not received a reply. Regarding filling asphalt cracks, Mark contacted two companies. Both companies said that in Florida, it was better to leave the cracks and they recommended seal coating in those areas that are always damp. Mark plans to heed the advice. Mark stated he went up on the roof of Building 2521 and saw no damage to the shingles. If another report of damage occurs, Mark will request permission to enter the unit in question. Resident Brian Mandeville asked why one can walk along a roof and pick up shingles as an inspector did two months ago. Discussion followed.

Colleen spoke of information she received from John Stover regarding the lake aeration system. The system was brought on line over several days until it was working full time. Mark then said that wind mitigation inspection would be occurring this week. Marcia exhibited her Certificate of Completion from Ameri-Tech. Joni explained what this is.

Discussion ensued regarding when to perform dryer vent cleaning. Joni opined it should be put off until next year. Colleen said Homeworks of Holiday did it last time and bids would have to be procured. Resident Brian Mandeville wanted to make sure that whoever won the bid should have to clean from the roof down to the dryer. Mark will make a note of this suggestion. Colleen then moved to postpone performing dryer vent cleaning. This was seconded by Joni, and approved by majority vote. Colleen reported receiving a resident's request to have the trees around the lake trimmed before hurricane season. Mark said this could not be done until new foliage determined which trees required trimming. Discussion followed. No miscellaneous or owners comments were offered.

The next board meeting will follow the April 17, 2017 annual meeting. The meeting was adjourned by Colleen at 10:56 a.m.

NOTE: Immediately following adjournment, resident Virginia Phillippy questioned the sprinkler system and bush trimming around unit 2530-C. Mark will follow up on these questions.

Respectfully submitted by Carmen C. Murray, Interim Board Secretary