

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

VILLAGE ON THE GREEN

CONDOMINIUM II ASSOCIATION, INC.

BOARD OF DIRECTORS WORK MEETING MINUTES

1. CALL TO ORDER/PROOF OF NOTICE/ROLL CALL—President Scheeler called the meeting to order at 10:15 a.m. on Monday, May 15, 2017. Proof of notice was given. Present were President Guy Scheeler, Vice-President Joni Dagios, Treasurer Marcia Charlton, Buildings and Grounds Director Mark Langman, Assistants Murle Whitten and Lynn Cook, and LCAM Robert Kelly. Secretary Carmen Murray was absent. (It was noted that there was no Board of Directors meeting held in April).

2. REPORTS OF OFFICERS

A) President—Guy introduced himself.

B) Vice-President—Joni reported there were no units for sale in VOG Condos I and III. There are two units under contract in VOG Condo II.

C) Treasurer—Marcia presented copies of the operating expenses and balance sheets to the Board members to look over in preparation of funding for the 2018 budget meeting in October, 2017. The Treasurer's report was accepted for review.

D) Management—LCAM Kelly reported a letter was sent to the tenant residing in Unit 2552-A with a copy to the unit owner, allowing fifteen days in which to submit proper documentation showing the dog is medically needed. It was noted that the fifteen days have elapsed. The Board needs to contact our attorney on the next procedure.

4. COMMITTEE REPORT

A) Buildings and Grounds—Mark reported that Michael Fontana, maintenance, has been working very hard repairing our irrigation system which was installed in 1979 or 1980. Mark's complete report on repairs is attached to the minutes. A letter was sent to Cut-Rite cancelling our contract with them. As yet, no response has been received. Mark has hopes that the Duke Energy problem will be settled before Mark heads north for the summer.

5. OLD BUSINESS

A) Emergency Contact Form—Available upon request.

B) Alexander Apartments Update—The club house is scheduled to open around August. The pool is installed and leasing will begin this month.

C) Gemstone and Entrance Walks—Mark reported that Gemstone would start work on porches and entry ways.

D) Sprinkler System—Guy reported there are between 700-800 sprinkler heads that need to be kept repaired.

E) Wind Mitigation Update Report—LCAM Kelly has received the report and everything is in order. He will send copies to the insurance companies.

F) Other—No other business was offered.

6. NEW BUSINESS

A) Tree Management—Mark is waiting to receive bids for tree trimming. There are about 300 trees on VOG Condo II grounds.

B) Sealing of Asphalt on Oakleaf Lane—Mark said the suggestion was made to seal all asphalt to help extend the life of the asphalt and Mark also addressed the guest parking space at 2497 Oakleaf Lane.

C) Appoint Summer Committee to review Bylaws—It was reported that a committee will be appointed consisting of two board members and three owners to meet with our attorney regarding changes to our documents. This has been tabled until Fall. Suggestions have been made by board members. Guy moved to have our attorney review our documents and report back to the board on the cost involved in changing documents; seconded by Mark, and passed by majority vote.

D) Building Painting Schedule—Mike Fontana has been constantly repairing problems with our buildings which has allowed the board to postpone painting temporarily.

E) Financial Audit—2018 for 2017— Discussion was held regarding an audit in 2018 for Year 2017.

F) Review Meeting dates for remainder of 2017-2018 - Guy gave the board members a copy of a revised list of meeting dates for the remainder of 2017 and into Year 2018.

G) Other—The board members reviewed the interview process beginning with the application and contract, along with the application fee, being sent to Ameri-Tech. Copies are then sent to the board. The interviewer sets up with board members a time for the interview. The new buyer is then called with the time and place for the interview.

7. MISCELLANEOUS ITEMS/OWNERS COMMENTS—Questions and comments from the residents were addressed and answered.

8. NEXT BOARD OF DIRECTORS WORK MEETING: Monday, October 16, 2017

9. ADJOURNMENT—12:09 p.m.

Respectfully submitted,

Murle Whitten, Assistant Secretary