

# *VILLAGE ON THE GREEN*

## *CONDOMINIUM II ASSOCIATION, INC.*

### **BOARD OF DIRECTORS INFORMATIONAL MEETING MINUTES**

**1. CALL TO ORDER/PROOF OF NOTICE/ROLL CALL**—Vice-President Joni Dagios called for Ameri-Tech LCAM Bob Kelly (hereinafter Bob) to preside over the meeting. Bob called the meeting to order at 10:18 a.m. on Monday, October 16, 2017. Proof of notice was given. Present were Vice-President Joni Dagios, Treasurer Marcia Charlton, Secretary Carmen C. Murray, Assistant Secretary Murle Whitten, and LCAM Robert Kelly. President Guy Scheeler, Buildings and Grounds Director Mark Langman, and Assistant Lynn Cook were absent. Eighteen residents were present.

### **2. REPORTS OF OFFICERS**

**A) President**—Joni reported in Guy's absence. Three email messages were sent to all email-using residents on October 9 regarding the approaching storm, October 11 with updates, and October 13 when power was restored. Prior to Hurricane Irma, Mike Fontana. Maintenance, reviewed the area to ascertain that no loose items or hanging plants were in jeopardy.

**B) Vice-President**— Regarding the bankrupt property, Unit 2514-B, Joni contacted Nikki at Ameri-Tech to learn what our Association received. A year prior, this unit qualified for Safe Haven status as it was expected to go up or maintain its value. At one time, we were owed \$40,000.00. At the time of payoff, \$12,770.22 was due in assessment and late fees and we received \$8,535.68. The remainder of over \$4,000.00 was written off. At this time, our community has two active listings - Units 2498-C and 2505-D. Including Condos I and III, there are five active condo listings. Joni noted that the average sales price is \$110,000.00—\$120,000.00.

**C) Treasurer**—Marcia presented copies of the operating expenses and balance sheets to the Board members and residents to review in preparation of funding for the 2018 budget meeting on October 26, 2017. Marcia indicated that residents could contact her with budget concerns for the budget workshop. She also addressed new FEMA rules.

**D) Management**—Bob—none presented at this time.

### **3. COMMITTEE REPORT**

**A) Buildings and Grounds**— Joni read the question and answer portion of Mike Fontana's summer work report and informed the board that this report would be sent to all email-using residents. Resident Charlie Crusie requested information on the Gemstone repair for the bubbling of the sidewalk at Unit 2529-C. Joni ensured that this would be addressed by Mark. Joni also addressed the bidding process as well as the Majers' guest parking space paving at Unit 2497-C. General discussion followed.

### **4. OLD BUSINESS**

**A) Emergency Contact Form, E-mail Lists, Alexander Apartments, Lake Report, etc.**— These forms were made available at the meeting.

**B) Potential Bylaws Review**— Joni reported that, although postponed, a committee would be appointed consisting of two board members and volunteering residents to revisit, revise, and present proposed changes to our attorney. Residents wanting to participate in the process may contact the board secretary.

#### **4. OLD BUSINESS (cont.)**

C) Other—No other business was offered.

#### **5. NEW BUSINESS**

A) **Tree Management**—Joni reported that this was being managed in phases. Residents may use the revised work order form to report problem areas as this is a safety issue. Discussion followed with residents speaking of sunken ground around trees by Units 2489-A and 2529. Further discussion involved the lack of feedback to residents on work order requests. Bob added that residents should contact board members through work order requests, rather than approach the grounds crew directly.

B) **Sealing of Asphalt on Oakleaf Lane**—Bob indicated that he would follow up on this.

C) **Financial Audit—2018 for 2017**— Discussion was held regarding an audit in 2018 for Year 2017. Bob explained the new process for auditing. The board will determine which type of audit is required.

D) **Car Port Lighting**— Resident Charlie Crusie discussed the improper usage of romex wiring in-ground. Explaining the proper use, he stated that this issue goes back more than three years. Joni explained that the board had two contractors out to explore solutions to the problems. Bob reported being in contact with Bledi Vaja of Consolidated Electric Lic. who would be working on this issue on Wednesday, October 18, 2017. Bob should have quotes for the second phase of the project by the end of the week. Further discussion was prompted by resident John Ladone, Unit 2522-A, concerning the carport and storage units leaking on personal items and cars. As evidence, he displayed a badly rusted personal item from his car port storage unit. Discussion followed concerning safety and liability issues for residents who might be tempted to handle matters themselves instead of informing the board. Bob discussed how monies in reserves are handled for these safety issues.

E) **Other**— None offered.

**6. MISCELLANEOUS ITEMS/OWNERS COMMENTS**—Resident Ann Lynes of Unit 2481-B explained that the lake is once again smelling odious. She reported that she is in communication with the Recreational Association President John Stover. The issue is on the south side of the lake by units 2505 and 2489. Ann will continue to monitor this with Mr. Stover.

**7. BUDGET WORK SHOP:** Thursday, October 26, 2017 at 2:00 p.m. in Ameri-Tech Conference Room, 24701 US Highway 19 N., Suite 102, Clearwater, Florida

**8. NEXT BOARD OF DIRECTORS MEETING: Monday, December 4, 2017**

**9. ADJOURNMENT**—12:09 p.m.

Respectfully submitted, Carmen C. Murray, Secretary