

# Village on the Green II

## HOA Newsletter

OCTOBER 2024



### A Message from Your Board of Directors

We all received Mary Ann Sommers email where she discussed her opinions regarding Ameritech's contract renewal, which is effective at year end.

We would like to assure the Ownership that we would appreciate your feedback, good and bad, regarding Ameritech's performance as our Association's management company.

Within the next two months we will explore negotiations with Ameritech and other community management companies to ensure that we are getting the highest quality service possible for our Association's dollar.

We would also like you to consider a few points so that your responses are clear and meaningful. To the extent that you have a negative remark to make, please cite specific instances, dates of said instance and the outcome. Please also include what steps you took to notify the Board that there was an issue and who you elevated that issue to, and how long it took to resolve that issue.

Your Board of Directors

### Next Board Meeting:

November 19  
10:30am  
Ameritech offices  
24701 US HWY  
#201  
Clearwater

### Contact Info

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### Buildings and Grounds Update

We expect to have the final sweep of hurricane debris take place on Friday, October 4, 2024.

We are now evaluating the success (or lack thereof) of the two new drainage systems at buildings 2505 and 2530. It does not appear that the drainage system has totally resolved our water problems. We are waiting for a large amount of rainfall.

## Work Order Reminder

Ameritech has been given a protocol by which they respond to Owner/Resident issues, which is as follows:

Owner/Residents must complete a Work Order to initiate a request for service.

Calling Ameritech, unless there is a life safety situation, is not an option. It is at the Board's discretion how a Work Order will be overseen. Ameritech works at the behest of the Board, who directs Ameritech's activities.

Ameritech's day to day interactions with Owners is limited to the processing of Association payments. All other needs of the Owners/Residents should be communicated through Work Orders, which are reviewed by the appropriate Board Member and then determined how they are to be managed. Many requests can be fulfilled by our loyal employee, Phill. Others may be elevated to Ameritech for execution. However, that is not a decision for individual Owners/Residents.

Please do not be frustrated with Ameritech, or any Management Company, who is not responsive to your requests directly to them. Ameritech does not have the authority to address Owner/Residents' requests without Board approval.

If you follow the guidelines above, you are assured satisfactory results.

## Treasurer's Report August 2024

Operating cash increased by \$7,861.17; reserve funds increased by \$15,047.31, for a total increase of \$22,904.48. Revenue received was \$10,162 below the budgeted amount. Operating expenses were below budget by \$15,765.33, due to the insurance premium being below the budgeted amount, being overstated by \$4,588.22. The same is true of the cable charge being less than budget due to successful negotiation with Spectrum, creating \$1,399.64 savings over budget. These items will continue through year end. The balance of \$9,977.47 represents an unpaid invoice for lawn care, \$3,988.33, and a variety of budgeted items which have not been used.