

**VILLAGE ON THE GREEN CONDO III**  
**BOARD MEETING MINUTES**

**Date:** August 4, 2020

**Time:** 11:00 a.m.

**Facilitator:** Gwen Stuler

**In Attendance:** Gwen Stuler, President; Ed Wilday, Vice President (via conference call); Chris Carlee, Secretary; Joy Grubb, Treasurer; Robert Kelly, Property Manager, Ameri-Tech; Kevin Judd, Director, absent. **Quorum Established**

**Call to Order:** Gwen called the meeting to order at 11:01 a.m.

**Old Business:**

**Reading of Minutes:** Waived

**Treasurer's Report:** Waived

**New Business:**

**Property Manager's Report:**

The purpose of this Board meeting is to accomplish a Board member vote on the Special Assessment of \$164.00 per unit to pay for the repair or replacement of electrical boxes. That cost total will be \$24,764.00. Robert gave an overview of the current issue regarding the VOG III electrical boxes which were evaluated a few months ago via a walk-around by Robert and an electrician from Action Electric. Robert explained that at times certain projects need to be done that are not budgeted for. The electrical box issue was originally identified as something that would need to be addressed when the Board members did a walk-around on April 24, 2019 and on another walk-around on January 30, 2020. The Board at that time had contacted Duke Energy to determine whose responsibility it is for the maintenance, repair, and replacement of the electrical boxes. We learned that Duke Energy's responsibility is for the meters only, not the electrical boxes beneath the meters. Those are the responsibility of the condo association. The issue came to a head when a unit at 2550 Royal Pines Circle failed a recent home inspection due to the status of the exterior electrical panel boxes on that building. Robert explained the risks associated with rusted-out, aging, and deteriorating electrical boxes and their contents: Possible loss of power to the building, possible loss of power to important medical equipment that a unit resident might be using (i.e. an oxygen concentrator), and also the risk of fire.

Gwen then asked if any unit owner attendees had any questions.

**Q:** What can be done to prevent rusting of these boxes in the future? Could some type of "roof" or covering over the boxes help?

**A:** Currently, a few sprinklers have been identified and have been re-directed away from the electrical boxes. The Board could consider researching some type of covering over the

electrical boxes but that would take money that is not in the budget. Also, our Florida moisture aside from rain, i.e. our ongoing humidity, is something that cannot be controlled and will always be present.

**Q:** Gwen reported that she has received a few questions via phone calls asking about the Special Assessment.

**A:** Gwen has explained to these callers that without this one-time special assessment, the other option would be to raise the monthly condo maintenance fee which would then be in place forever. Condo maintenance fees do not ever get reduced. This one-time Special Assessment was determined to be the easiest, quickest, and most cost-effective way for owners to have the electrical box work completed.

**Q:** When this work is about to commence, will unit owners be given advance notification of the electrical outage?

**A:** Yes. Owners will receive at least 1-2 days' notice of the upcoming electrical outage to their building.

**Q:** Which buildings will receive the new or repaired electrical boxes?

**A:** The photos and numbers of the buildings are on display on the table. There are six buildings and 44 electrical boxes that will be addressed. VOG III has 28 buildings. These 44 electrical boxes were determined to be the worst of the worst and are the ones needing immediate attention.

**Q:** How will VOG III pay for the other electrical boxes in the future? Will it be in the budget?

**A:** Condo associations are required by Florida statutes to have reserve funding for: paving, painting, and roofs. VOG III has reserves funding for all those items. There are no statutes requiring reserves for concrete drive pads, sidewalk pavers, irrigation, well repair or replacement, tree or landscaping work, or electrical box work. So, it will be a balancing act. What must we budget for or what should we assess for in the future? And due to ongoing inflation, a condo association could conceivably be raising their monthly condo maintenance fees every year. However, this condo Board has done their best to keep monthly condo association fees as stable as possible. VOG III had 60 carport columns replaced this year and a few dozen concrete drive pads. Carport posts that were rusted through HAD to be replaced. If there was a hurricane, carports would be flying all over the place causing damage or injury.

Three quotes were obtained from three different electrical companies: Action Electric, Consolidated Electric, and Dunedin-Palm Harbor Electric. The Board members vetted all three companies, researched customer reviews and ratings, and compared the price quotes. The Board submitted their opinions and ultimately decided upon Consolidated Electric as the company that should receive the contract. Consolidated Electric had the highest customer satisfaction ratings, was more prompt with its evaluation and quote, and provided a more competitive quote.

**Q:** Some of the electrical boxes look fairly new. How were these electrical boxes paid for in the past?

**A:** Unknown. They were replaced before this Board was in place or before any Board member moved here.

**Q:** Is there some type of “emergency fund” within the VOG III budget?

**A:** Florida Statutes discourage “emergency funds.” Instead, VOG III has “deferred reserves” which may be used in certain situations. However, to draw money away from roof reserves to use for electrical box work would require a special voting ballot and a majority vote by every owner in VOG III.

**Q:** Is it possible that even with this Special Assessment for the electrical box work that the monthly condo maintenance fee might still have to be increased when the 2021 budget is being established?

**A:** Yes, it is possible. We will not know if we will or will not have to increase fees until we do research and meet to discuss the 2021 budget in October 2020. The date for that meeting will be determined later and that meeting is open to VOG owners. Robert explained that he himself is doing his due diligence with forward-looking. With Covid 19 and people being out of work, it is possible that VOG III might see delinquencies regarding the monthly maintenance fee payments.

**Q:** Is there a wind mitigation assessment scheduled? VOG III owners get a discount off their homeowner’s insurance if there is valid wind mitigation assessment in place.

**A:** Yes. The wind mitigation assessment is scheduled. It is done here every 5 years. VOG III’s wind mitigation assessment is current.

**Q:** Will VOG III owners receive a bill in the mail for this \$164.00 Special Assessment?

**A:** Yes. An invoice will be mailed out to each owner and they will have at least 30 days to submit their payments.

**BOARD MEMBER VOTE:** There were no other questions. Gwen then asked for a vote from the Board Members. Joy-Y, Christina-Y, Gwen-Y, Ed-Y, Kevin-Abstain (same weight as a “no” vote). Therefore, the vote was carried 4 to 1 in favor of the \$164.00 Special Assessment.

**Adjournment:** There were no other issues raised and the Board meeting was adjourned at 11:45 a.m.