

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

**Date:** September 22, 2021

**Time:** 4:00 p.m.

**Facilitator:** Gwen Stuler

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

**Call to Order:** Gwen called the meeting to order at 4:05 p.m.

**Reading of Minutes:** Chris read the minutes of the August 11, 2021 Board Meeting. There was a motion to approve, it was seconded, and the minutes were approved as read.

**Treasurer's Report:** Joy gave the Treasurer's Report. There was a motion to approve, it was seconded, and the Treasurer's report was approved.

**New and Old Business:**

**I: Re-painting of Buildings:** There were 92 owner ballots returned on the issue of transferring \$38,793 from roof reserves to painting reserves in order to completely fund the re-painting project. This was an adequate number of returned ballots to allow for a decision. There were 88 who voted "Yes" and 4 who voted "No". Therefore, the re-painting will proceed. The paint is scheduled to arrive on 09/23/2021. The colors will be similar to our existing paint colors, as this was the most cost-effective option. Owners will be notified of when their building is scheduled for power-washing and painting. You may want to consider moving your vehicle to a guest parking place if you are concerned about overspray.

There were a few questions from attendees about whether there would be adequate money remaining in roof reserves. Robert assured us that there is. The roofs at 2526 and 2507 are already scheduled to be replaced.

**II: VOG III Board Elections:** Two Board officers will be staying on the Board to finish out the last year of their 2-year term. Three Board positions will be open. The first notice was sent out for anyone interested in applying to be on the Board. A person who wins the election is elected to the Board in general. The specific

officer positions (President, Vice President, Secretary, Treasurer, Director) are decided upon by the new Board after the election is completed.

**III: Property Insurance Rate Increase:** There was a question from an attendee as to whether VOG III could “shop around” for other quotes. Robert explained that our current “agent of record” is Kip Kollmeyer with Mitchell Insurance. Condo associations can only have one agent of record at a time. Kip already does shop around for the best rates for VOG III every year. He looks not only at rates, but also their ratings and whether they are an admitted carrier. Kip has been our agent of record for the past 5 years. The insurance market is a very hard market this year due to all the storms and natural disasters going on around the world.

**IV: Work Order Process:** There was extensive discussion amongst attendees regarding the work order process, how the on-line work orders are currently being conveyed to Odesti, and if there is any follow-up process in place. Several maintenance issues were mentioned that have not been addressed and owners have not received any kind of status report. There was a suggestion that someone should more closely monitor what Odesti is doing and follow up on the submitted work orders. Robert suggested that perhaps a small volunteer committee of owners could be formed to oversee the maintenance issues. Gwen recommended that such a committee should happen AFTER the new Board takes office and that the committee should involve Odesti in the work order process.

There was a question as to whether owners could volunteer to complete certain maintenance projects themselves such as the changing of exterior lightbulbs. Robert explained that there are liability issues to think about especially if a step ladder is going to be required. Anything higher than 8 feet and our liability insurance would not cover. Robert discussed how a committee might work and suggested that someone with maintenance experience should head it up. Some other condo associations have such a committee.

**V: Roof Replacements:** There was a motion to approve Watertight Roofing Services, LLC, as our roof replacement provider. It was seconded, the Board’s vote was unanimous and Watertight was approved.

**The Meeting was Adjourned at 5:22 p.m.**

Minutes submitted by  
Chris Carlee, Board Secretary  
VOG III

