

MEETING MINUTES

For

VOG III Annual Meeting

Election of Directors and 2026 Budget Approval

Date: November 19, 2025

Time: 4:00 P.M.

Location: VOG Clubhouse 2620 Laurelwood Dr.

The Budget Meeting for VOG III was called to order at 4:15 P.M.

A quorum of the Board of Directors was established. Attending: Patrick Leo, President; Ed Wilday, Vice President; Gwen Stuler, Secretary; Joy Grubb, Director. Also attending was Dayna Cannistraci, Property Manager at Ameritech Mgmt.

Prior to the start of the budget portion of the meeting, Patrick Leo introduced our new property manager, Dayna. He cited her property management experience and recent success at adjusting to a critical situation.

Based on membership votes, the vote to roll over excess funds was passed.

A brief period was allotted for questions from the membership about the budget. In summary: increase for a 2026 audit, building maintenance, anticipated labor costs, contractual increase for cable and website increase for additional content requirements.

A motion was made by Gwen Stuler to pass the 2026 budget as shown. Seconded by Ed Wilday. All board members approved.

Budget Meeting was adjourned at 4:45 P. M.

The Annual Meeting for VOG III was called to order at 4:46 P. M.

See above for those attending.

Introduction of Candidates for the BOD

Certifying of Proxies:

An insufficient number of proxies were received to conduct an Annual Meeting. Seventy-six (76) were required, fifty-four (54) were received.

A sufficient number of ballots (56) were received to seat the following people as new members of the BOD for VOG III; John Muscaro and Paul Zolynsky.

The meeting was adjourned at 5:20 P. M.

An Organizational Meeting was held with the BOD immediately following.