Village on the Green Condo 111 Meeting Minutes

September 16, 2026

5:00 pm

Village on the Green Clubhouse

1. **Call to Order Meeting was called to order at 5:00pm**

2. **Roll Call/ Attendance Board Members**

Present:

Patrick Leo
Paul Zolynsky (Via Zoom)
Joy Grubb
Gary Kraus (Via Zoom)
Others Present: Dianne Alcala, Ameri-Tech Property Manager
Peggi Crump, Acting Secretary

Quorum: X Yes ☐ No

3. Approval of Prior Meeting Minutes

Patrick moved that the minutes of the April 22, 2026 minutes be approved. Joy seconded the motion and the minutes were approved as presented.

Vote: X Approved ☐ Not Approved Notes: _____

4. **President's Report**

Patrick reported that he would be stepping down as President due to family and professional obligations. He noted that the open slots at this time are the positions of Secretary and President. He referenced a letter Paul Zolonsky posted on the Village on the Green Condo 3 website asking residents to consider a board position especially if the homeowner is a full-time resident. He explained that if at least three positions are not filled (President, Treasurer and Secretary), the State of Florida will assume 'Receivership' which means an attorney will be hired and the hourly rate will be passed on to the association. Anyone wishing to run for membership to the Board must submit an application.

He gave an update on the Laurelwood and Royal Pines Circle drainage problems. He stated that management at the Alexander Apartments has made it difficult to come up with solutions regarding drainage issues and would not approve the request for drainage into the pond. We are currently at an impasse which limits what can be done with regard to solving drainage issues. He reported that communications will continue to hopefully come to a reasonable conclusion and that Paul plans to meet with them in November to, again, address the problems.

Patrick reported we have three bids for a Reserve Study which will use current values. The board will decide whether to have the formal study done. He stated that we may not be where we should be with reserves which will mean the budget may have to be altered.

5. **Treasurer's Report**

Financial summary August 2026
Operating Balance: $44,597.00,
Reserve Balance: $330,172.00,
Delinquencies: $1800.00,
Total Assets $379,930.00

6. **Ameri-Tech Manager's Report**

Dianne Alcala, Ameri-Tech Manager, reported on the actions taken regarding work orders. 42 orders have been closed, 19 are new, and 7 are currently open.

She reported she has received estimates for the storage unit gap sealing and will keep the board apprised as plans move forward. She stated that water intrusion has been identified in some units. Dianne commented that future building painting will be scheduled and the schedule will be staggered. Owners will be notified when work will begin on their building.

Dianne noted that Village on the Green Condo III has never had a Reserve Study done and suggested that it would be beneficial to have one done. She explained that the study will factor in inflation rates based on current data.

She gave a recap of the recent budget workshop and reported that it went well.

7. **Open Forum (Homeowner Comments and Questions)**

The question regarding the status of two foreclosures was raised: Relatives of the owner of Unit 2561F will be paying the HOA fees that are in arrears. Unit 2531D has sold and HOA fees (approximately $17.000.00) will be paid once it closes.

Joanne Foster, building 2541 Royal Pines Circle, reported that the railing at the top of the stairs feels unsteady and asked that it be looked at. She was directed to fill out a work order which can be filled out and submitted on the website. She was encouraged to ask for help, if needed.

Kevin Dunn, building 2535 Laurelwood Drive, asked if there is a schedule for maintenance of the gutters, ie, cleaning, inspections, etc. Paul advised that Odesti can clean the first floor buildings but is not allowed on a ladder for any jobs over 6 feet. Gutterman has been contacted to establish a twice-a-year schedule for the two story buildings. •

Tom (??) asked about getting a clubhouse key and he was directed to contact John Stover.

Paul Zolensky stated current work orders need verification that the work has/is being done. He asked for input from the maker of the order to determine if the work has been completed to the resident's satisfaction, Input is also needed if the problem has not been resolved.

Terri (??) asked about the status of retaining Mellenium as our landscaping company. Paul advised that we will be retaining Millennium and will closely monitor their work to ensure they are in contractual compliance.

Gary Krauss reported on the recent tree trimming and removal. He reported that he will be working with Odesti to establish a schedule and help him prioritize work orders and emphasized the need for residents to fill out work orders and not approach Odesti directly requesting work to be done. Gary advised that power washing will resume once watering restrictions are lifted.

9. **Next Meeting** The next meeting is scheduled for November 18, 2026 at 5:00 pm, at the VOG Clubhouse

10. **Adjournment:** Meeting adjourned at 5:50pm

Minutes Prepared by Peggi Crump, Acting Secretary

Approved By the Board on: