

Village on the Green 3-Meeting Minutes

Date: 02-18-2026

Time: 5PM

Location: VOG Clubhouse

1. Call to Order

Meeting was called to order at 5:00pm

2. Roll Call / Attendance

Board Members Present:

- Patrick Leo
- Paul Zolynsky
- John Muscaro
- Joy Grubb
- Gary Kraus

Others Present (e.g., Manager, Vendors, Homeowners):

Dayna Cannistraci -Property Manager -Ameritech

Quorum: Yes No

Approval of Prior Meeting Minutes

Motion to approve minutes from 1-21-26 meeting.

Vote: Approved Not Approved Notes: _____

1 President's Report

4.2 Treasurer's Report

Financial summary:

Operating Balance: \$44,458.95

Reserve Balance: \$392,568.56

Delinquent: \$1880.00

Budget updates, variances, or concerns: nothing discussed

4.3 Committee Reports

Architectural Review Committee (ARC): N/A

Landscape Committee: N/A

Other Committees: N/A

5. Old Business

-Goals for 2026 are posted on VOG 3 website.

-Set up meeting with all HOA's officers to share information for best costs practices/ Met on 1/7/26 with other VOG boards /Pending spreadsheet by Paul Z.

-Use of surplus money: water issues /Not discussed.

-Bids from Ameritech for water problems / No use of French drains

-TPM sheets from Maintenance employee to track work order completion and timing of completion. /

Work orders are being tracked by board or property manager.

-Audit must be completed this year- copulation (less expensive) rather than audit /Pending future discussion.

-Rules and regulations need to be followed/ Not changed because of board changes.

6. New Business

-New VOG directories will be delivered to homeowners by John M, Paul Z & volunteer.

-Rules and regulations need to be followed or changed.

-Supply Ameritech with list of roofing contractors used

Discussion: -List will be forwarded to Ameritech for follow up by Paul Z.

-Lines on the street to replace transformer /Completed.

-Timesheet currently completed by Odesti to identify time start and end. Used to track time and completion/Discussion: Time sheet usage posted for board members

-Board members concerned with lawn and shrub maintenance/Discussion: No grass cutting at this time focus on cleanup and shrub maintenance.

-Use of surplus monies/No discussion at this meeting/Discussion: Money to be used for drainage issues before assigning to other areas

-Audit Information/Discussion previously Ameritech will handle when and who we use/No discussion at this meeting.

- Ameritech has order the bulletin boards, Odesti will install the boards when they arrive

-Establish a community volunteer list to assist with clean up, water plants at our pool and other projects upon need or demand. /Form generated, posted on web-site/sign up list at meetings.

7. Open Forum (Homeowner Comments)

(Time for owners to speak; note topics, not personal details)

Topic: Residents concerned about water/ drainage issues/landscaping-lawn maintenance/lawn sprinkler schedule available to members, sidewalks, types of sealers to be used for roadway, dead pine trees, Odesti's daily work schedule, drought and watering schedule (county requirements), sidewalk maintenance /Board Response/Action: Board is reviewing all noted residents water issues. Board is reviewing need for changes to lawn sprinkler-zone changes. Board is continuing to work on lawn maintenance deficiencies while compiling a list.

8. Executive Session (if held) No executive meeting took place.

(Do not include confidential details; list general topics only.)

Topics Discussed:

Legal Delinquency Personnel Contracts Violations

Summary: _____

9. Next Meeting

The next meeting is scheduled for March 18, 2026 at 5pm, located at VOG Clubhouse.

10. Adjournment

Meeting adjourned at 6:10 pm

Minutes Prepared By:

Name: John Muscaro

Title: VOG 3 Secretary

Date: February 19, 2026

Approved By the Board on: February 23, 2026

