

Village on the Green Condominium II Association, Inc.
A Florida Not-For-Profit Corporation & 55-years and older Community

The Board of Directors' meeting for July 16, 2012 was called to order at 10:00 A.M. by President Bob Dehnel. Bob thanked everyone for taking the time to attend the meeting and explained that summer meetings are necessary because of the items that need resolution. Proof of notice was given. The roll call was taken. Present were Bob Dehnel, President, Kathy Rostkowski, Secretary, and Marlene Bedford, Director. Absent were Lynn Cook, Treasurer, and Becky Duff, Vice President.

The order of the agenda was changed to accommodate Attorney O'Brien's report presented by his assistant Sheri and WHM Foundation Stabilization report presented by Maria Hindman regarding the erosion/sinkhole problem at building 2543 Oakleaf lane. Attorney O'Brien advises to resolve the problem without the boring test complying with the Engineer's report of July 21, 2011 of erosion and not sinkhole damage. He will forward two estimates to American Coastal Insurance to pay for remediation and repair of damage, including Attorney's fees. He will give American Coastal Insurance Company 25 days to respond to the request. Ameri-Tech and Attorney O'Brien will follow up with the Board as requested. The bids will be submitted to the Attorney before the close of business 7/16/12

The Board continued with the Agenda. The minutes of the June 25, 2012 Board meeting were read by Kathy Rostkowski, Secty. and approved.

Bob Dehnel presented his President's report. Bob reported that the City response to Tropical Storm Debby and the pumping of the lake was very good. Bob took the opportunity to speak with the City Public Service Supervisor to advise of Village on the Green Condo II needs because of our elderly owners with medical issues and needed access of emergency vehicles. The City now has our lake at the top of the list for storm response. Bob advised that a roof leak at 2522 Oakleaf Lane was checked by Kontos Roofing. They resealed around the vent to insure that it is water tight.

Kathy Rostkowski, Secretary, presented the Treasurer's report. As of June 30, 2012 Total assets are \$431,923.14. Total Liabilities & Equity are \$431,923.14.

Marlene Bedford, Director, presented the Grounds and Maintenance report. Marlene's report is attached.

Matt Pinelli, LCAM, presented his Property Manager's report. Matt gave the Board an updated Emergency Contact form. The Board will include this form in future mailings for owners' updates or perhaps hand out door to door. Matt reported that our rental income from units 25D and 27B has reduced our maintenance delinquencies by substantial amounts. Unit 25D is down to \$1,800 delinquent and 27B is down to \$23,000 delinquent. Both units have renewed leases. Unit 20A had a hearing on July 13, 2012. The foreclosure will be completed shortly and we will proceed with a rental lease. Unit 29A has the lien recorded. It will be 60 days to foreclosure.

Matt presented Board with bids including proposal from J&M Aluminum Inc. to replace 4 damaged posts with new posts. This J&M proposal included engineering & permit. The total amount is \$1,474.00. Kathy Rostkowski made a motion to accept. Marlene Bedford seconded motion. Motion was approved by the Board.

Matt presented Board with bids for removal of storm damaged and fallen trees. Mugrow Brothers bid included mini-loader to pull tree out of lake totaling \$6,500.00. Kathy Rostkowski made a motion to accept. Marlene Bedford seconded motion. Motion was approved by the Board.

Matt advised that he is obtaining needed information as requested by Bob regarding recurring problems with carport lights. He will present options on Circuit replacements, etc. at the next Board meeting

President again thanked everyone and adjourned meeting at 10:45 A.M. The next Board Meeting is Monday, August 20, 2012 at 10:00 A.M.

Respectfully submitted,

Kathy Rostkowski, Secretary

