

VILLAGE GREEN OWNERS ASSOCIATION

ANNUAL MEMBERS MEETING

Monday, March 14, 2016

1 pm VGOA Club House

The Fortieth Annual Meeting of the Village Green Owners Association (VGOA) was opened by Acting President John Tobin who introduced Naples City Council Member Linda Penniman. Ms Penniman talked to the assembly for approximately 20 minutes and answered questions for another 20 minutes. One of her concerns was citizens at council meetings being able to address the City Council for more than the 3 minutes. Most of the discussion was about excessive noise, security, and curfew violations at the Naples Airport. Other questions raised were about the availability of city irrigation water in our area.

At approximately 1:45pm, Acting President Vince Botti formally opened the VGOA Meeting by leading a Pledge of Allegiance to the American Flag. President Botti then introduced Graham Norcombe, primary owner of Moore Property Management (MPM); Denise Wills, Property Manager for VGOA and Michelle Rhoden, Assistant to Denise Wills.

President Botti determined there was a quorum in attendance, including proxy ballots.

Denise Wills from MPM stated the notice of the meeting had been mailed to owners in a timely manner.

On a motion by Bill Pease and seconded by Dawn Elkins, the minutes of the March 15, 2015 were waived.

On a motion to roll over excessive funds by Jean McMullen and seconded by Susan Catron, the vote was approved

President Botti reminded owners that we are a community and thanked all who Volunteers who make our community so successful. He also gave special thanks to John and Harriet Tobin for all of their hard work to keep our recreation area in such beautiful shape.

COMMITTEE REPORTS: Mary Ann Botti, Chair Person of the VGOA Entertainment Committee was not able to attend the meeting so President Botti gave the following comments.

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“What is Community? Be sociable and you will find Village Green has so much to offer with opportunities for you to meet and greet...and also make new friends. All of our activities give an opportunity to see your neighbors, have conversations or just say hello. Relationships are important as we age, friends help with a healthy life style. Having someone to talk to who understands your problems and may have many of the same issues. Relationships also help our outlook on life. We do things on a regular basis because we have an obligation to do exercises, meet and play Bingo, etc. or we go together to attend social events. Anyone participating in a competitive event is a team member and we depend on each other. We may not win, but we are having fun. Take part of all there is to offer, get out, help, join and have fun! This is an important part of a healthy life style....This is Community.”

The Social Committee includes participants from all 10 buildings. “ Mary Ann Botti is the glue that holds it together.” The following events have come about because of the volunteers.

Thanksgiving dinner; The Botti's & the Walley's and teams. Social gathering pool side; Pat Nerland with the Entertainment committee building representatives. Breakfast; Susan Fletcher & Phyllis Maddux with Everglades & Bonaire. Variety show; Nancy Rice and Mary Ann Botti and Spenser with the Ixora team. Awards night; ice cream sundae dessert bar, Terry Lloyd & Mary Ann Botti.

Events still to happen: Catered Barbeque on March 23d. Hosted by Mary Ann & Vince Botti with enormous Village Green team. (We still have a need in certain areas if you would like to help...see me after the meeting.)

Ongoing weekly Social Activities starting on or before January and ending on or before April 2016: Come walk with us exercise program, 5 days a week; John Tobin. Zumba Friday; Nemitz & Daniel Smith. Shuffle Board; David Goddard & team. Bocce; Wayne, Terry Lloyd, Vince Botti & team. Bingo; Wayne & Terry with all the angles that help with card sales, the setup and cookie time. Saturday night movies; Maureen & Stuart Crichton. Movies provided by Lyn Newson. Popcorn provided by David & Ninette Ninenitz. Book Club; Ruth Ann Morgan. Ladies poker; Joan Walley. Bridge; Howie Bower. Dominoes; Dominoes Team. Library; Jean McMullen* delivers all posted information. Knit & Stich; Phyllis Maddux & Jan Markowski. Village Green News Letter; John Tobin

All activities are either free or the small charge is to cover the cost of the event. The Entertainment Committee can really use more help in order not to burn out the help we already have. “ I know for sure there is a lot of talent in Village Green that can be put to good use!

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Please join me in thanking your entertainment committee...Also, I want to take this moment to thank all the Village Green Volunteers that have worked so hard to put forth a fun filled Season for all to enjoy." Mary Ann Botti.

President John Tobin gave the following reports:

TREASURER'S REPORT: Over the past six years, the annual VGOA fees charged to the ten buildings have ranged only from \$124,000 to \$134,000 with an average annual increase of only 1.3 % a year from 2010 through 2015. Keeping the assessment low to the buildings requires some luck but also a sustained and substantial effort to reduce expenses as we add new ones.

For 2015 we budgeted \$134,000 in VGOA fees to the buildings, and we ended with a positive net income of \$2,300 which we put into a maintenance contingent line to give us a 2016 zero balance budget.

Thus, the assessment to the buildings of \$134,000 for 2016 stays the same as 2015. The VGOA assessment charged to each building is based upon the number of units, so the more units, the more your building's proportionate share is. \$134,000 divided by 313 units give you a \$428 cost for the year per condo for the services VGOA provides to our Village Green Community.

(We have four main categories in our budget)

Buildings: 17% of total budget is for buildings.

Pool: 12% of budget.

Grounds: 14 %

Administration: 57% - Many condo and homeowners associations have full-time staff. We have no employees. What helps us is we are a Community of many Volunteers, and we thank all of you who spend time making Village Green the great place it is.

Building expenses:

2015 Buildings: \$24,000. Repairs & maintenance, Janitorial services, and utilities make up 85% of the building expenses.

Janitorial: We did make a change in our janitorial services last summer and I believe those

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Owners who monitor the level of cleanliness in the pool area and buildings would agree the change represents a significant improvement, and in the process we reduced our costs by 19%.

We, of course, don't pretend to be a resort, so it's everyone's duty to help keep the place look good.

Water:

There are a lot of savings to be had in the category of water conservation and reclaimed water. We need to bring in someone from the city utilities department to talk to us about things we can do. Some buildings have addressed this important topic.

Using reclaimed water for our irrigation is something we have been working on for quite a few years. Early on the city would not consider laying a water line to all of Village Green because they want a continuous loop system that has no dead ends such as we have going from 4th street and dead-ending at Crayton Cove. We kept telling them they did ultimately hook up the three Village Green buildings along 4th street, which was where the line was going to Port Royal. They are now willing to work with us at the Dolphin Club and hope to get that accomplished this summer. They say that's as far as they will go at this time but we are still talking.

New rectangular tables:

Many of us would agree the heavy rectangular tables in the club house are an accident ready to happen. Even a strong guy like me can't hold up my end of one of those tables. They scratch the vinyl, and they are awkward to carry. So next year when you come back you can be guaranteed we will have some suitable, light weight tables. Few buildings have storage space for one of those long tables but let me know if you want one or more at zero cost. Heading north, you could hang it out of the trunk of your car...

Chairs on east side of club house:

Last summer I bought every chair Walmart had so I could get rid of the remaining weak plastic chairs. We got rid of most of them. Surprisingly, outside furniture is primarily sold during the summer down here: We have to remember that no matter how strong the new chairs will be, they are not made to lean back on and try to sit on the two back legs.

Pool:

We pay \$13,000 a year to maintain the pool. That includes \$4,800 for pool service, \$5000 for heat pump and \$2,600 for natural gas.

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In early November 2015, we bought a much more energy efficient heat pump that heats the water as long as the air doesn't get too cold. When the air gets too cold the natural gas heater theoretically kicks on. From a reality standpoint, it's me moving the manual gas heat lever around every day attempting to get a consistent water temperature of 85 degrees.

The happiest day of 2016 for some Village Green ladies was last month when I negligently moved the temperature lever too high one night. When the ladies arrived at the poolside the next day, they happily noodled in 92 degree water...and on that magical day they thought I was the greatest pool master on the planet. The next day of course, I was back at my normal less than acceptable rating. But I had my day!

By the end of April we will be moving 80% of the pool furniture back into the club house. We clean the chairs regularly but they take a beating during the off –season and get stained by the mildew. We periodically have to buy new chase lounges.

We always ask people to keep the pool area clean, and to move the chairs back to facing the pool when they leave. Unfortunately that doesn't happen as much as we hope, so I want to take this opportunity to thank Dave Nemitz for straightening out the pool furniture every day.

I would also like to thank Jack Metcalf and Mike Stoots for doing more than their part to keep the grill clean.

Administration: \$78,000. The biggest item under administration is actually an investment in the future which is contributions to VGOA reserve account. Normally we add \$20,000 to VGOA reserves. 2016 added \$13,000 more for a total of \$33,730.

We receive quotes on reserves:

Every two years we bring in a couple of contractors to make sure our estimated replacement costs of the items in the reserve accounts is in the ballpark. Buildings too often find out their projected costs are not current, so it's good to spend a little time checking the market occasionally.

Insurance are big issues:

8 of our 10 buildings were with an agency that used to give us rebates on our flood premiums

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every year amounting to thousands of dollars. That stopped three years ago when the large insurance companies successfully lobbied congress to prohibit such rebates.

This past year that same agency Ameriflood saved a lot of money for many Village Green buildings this year by writing flood policies through Lloyds of London. I know Everglades had their flood premiums reduced \$5,000 in 2015 and \$10,000 this year.

VGOA Insurance:

Year	hazard	flood
12-31-13	\$13,000	\$5,300
12-31-14	\$18,000 T	\$6,500
12-31-15	\$12,000 (-35%	\$5,207 (-20%)

Moore Management Accounting fees for all 10 buildings amounts to \$18,000. Those costs are spread evenly among the ten buildings, which is the only situation where goal expenses aren't pro-rated based upon units. The reason this was done is because the amount of time working through accounting problems is vastly different among the ten buildings. Often times, a smaller building may spend a lot more time with MPM on accounting issues that a larger building. But more importantly is that (the accounting staff) spends the same amount of time in each of the accounts they go in, the software kicks in and 20 entries take only seconds more than five entries. Moore Property Management annual fees are \$3,501.

Special recognition was given to Jean McMullen by President Tobin. She was recognized as "chief executive officer of Village Green, the lady who knows everything, selectively shares it, always helping me and others, and never fails to not to remind me to do something in the Village that I should have done three weeks earlier. Much appreciation to Jean McMullen."

Myron Johnson also thanked President Vince and Mary Ann Botti for their work and a special thanks to President John Tobin and Harriet for doing more work for Village Green than any one knows.

Hearing no additional business or concerns, President Botti called for a motion to adjourn. A motion was made by Jack Metcalf, seconded by Bill Pease and the meeting was adjourned at approximately 2:30 pm.

Respectfully submitted, Myron Johnson, Secretary

