

## VILLAGE GREEN SECTION 10 ANNUAL BOARD MEETING

JANUARY 15, 2026

Village Green Section 10 Annual Board Meeting called to order at 10:40 AM at Redeemer Lutheran Church, 6311 3<sup>rd</sup> Ave. W. Bradenton, FL 34209 by President Bill McGrath.

A quorum was established consisting of 6 proxies and 18 members attending.

Two meeting notices were sent to residents in a timely fashion.

Minutes of January 16, 2025, read by Joan Bauer and approved.

Board Member terms ending Dec 2026 are Mark Sturdivant and Joanie Bauer. Jan VanAlsburg's term ends Dec. 2028. Jon Baumeister volunteered to serve on the Board with his term ending Dec. 2028. Bill Mc Grath volunteered to serve as President for another year till Jon Baumeister can take over or someone else volunteers sooner. No election was necessary.

Financial – Jan VanAlsburg - Starting January 2026 all financials will be posted on our new website. Association dues, approved by the Board for 2026 are \$1100 per quarter. All dues are paid for this quarter. The financials are looking good.

Pool – Mark Sturdivant – The pool heater is turned off until the temperature warms up. Pool surface stains have been treated. Our pool guy did his best, but some stains remained. The only thing that would help is to totally resurface the pool. The decision was made to deal with the stains and resurface at a future time. We are very pleased with the new pool company.

Block Captain – Judy Berry – There is a big push to get all residents of Village Green to pay their \$100 dues to the large HOA. This money will help keep our community looking its best. The Annual Meeting for the large HOA is Jan 17.

Social – Marlene and Jack Huls – Our parties and happy hours had very good attendance this past year. Residents attending our Christmas party were asked to donate to SOLVE. The charity was very pleased with our donations.

Tri Sec – Paul Gillen – No updates to report.

Landscape – Diane McGrath - Notify Diane if you have any dead or dying plants. Last year the cost of irrigation repairs was \$766. If you have company or someone coming to work on your condo, please ask them to park their car with the tires on the asphalt. If you are having a garage or estate sale, please let Diane know so she can place "KEEP OFF THE GRASS" signs along the side of the street. The landscapers have just finished mulching. They used 1,050 bags of mulch at a cost of \$4,462.50. Our hardwood trees will be due for a "hurricane cut" (lift and thin) in July 2028.

Lighting – Jon Baumeister - The light at the corner of 68<sup>th</sup> St W and 8<sup>th</sup> Ave W isn't working but should be fixed soon. If you know of any lights not working let Jon know. Many thanks to Dave Williamson for all his help.

Old Business – We are in the process of building the fund to finance resurfacing of 4 more driveways. This may take another year. The worst ones to be done next are 6803 7<sup>th</sup> Ave W, 6801 7<sup>th</sup> Ave W, 702 68<sup>th</sup> St W, and 704 68<sup>th</sup> St W. Yoder Concrete will be doing the work.

The Ramada roof will be repaired in the week of Feb 2, 2026. We have an insurance company willing to insure it and they will be notified when the work is done. The pool will be closed during the repair.

Our website is almost ready for our use as soon as a few glitches are worked out. You can view it now if you like. Log onto Village Green Section 10. Once on the website enter the password palmtree10. There are some things that need correction, so bear with us until totally finished.

New Business - Our lawyer Bob Henderson retired. To take his place we talked to Rick Weller from the office of Najmy Thompson PL 1401 8<sup>th</sup> Ave W Bradenton, FL 34205 about handling our legal issues. A motion was submitted before the Board to hire Rick Weller as our attorney. The motion was passed unanimously by Bill McGrath, Jan VanAlsburg, Mark Sturdivant, and Joanie Bauer.

The Budget for 2026 was approved unanimously at the Board meeting on October 23, 2025, by Board members Bill McGrath, Jan VanAlsburg, Mark Sturdivant, and Joanie Bauer.

All Committee chairmen need to keep track of any vendors they use to make sure they are doing their job.

We have a need for someone to volunteer to keep track of residents' Home Insurance Declarations.

All Board members must be certified. The class is online and the cost is \$50.

The Board has worked hard to keep our Association dues as low as possible.

Meeting adjourned 11:30 AM.

Respectfully submitted,

Joan Bauer, Secretary