

**VICTORIA PARK II HOMEOWNERS ASSOCIATION, INC.  
SEPTEMBER 14, 2023 BOARD MEETING MINUTES**

Board members present: Brooke Austin  
Mike Barnes  
Robert Lyons  
Stephan Mitchev  
Ben Russell  
Bill Senkevich  
Board members absent: Casey Ward

Management Representative present: Danielle Farese, CAM

The meeting was called to order at 6:00 PM. A quorum of the board was verified, and the notice was posted in accordance with the Florida Statute requirements.

APPROVAL OF MEETING MINUTES: A motion was made to approve the July 13, 2023, meeting minutes as presented.

**MOTION: MIKE BARNES                      SECOND: BILL SENKEVICH                      ALL IN FAVOR**

UPDATE FROM ARC: Danielle reported that the committee approved a reroof and a patio renovation request at the prior meeting.

OLD BUSINESS:

- a. Status of park equipment repair – Danielle received an estimated delivery date for early November.
- b. Security camera proposal – This project was completed.
- c. Weeds in lake – The conditions are improving, but we are still receiving concerns from homeowners. Mike is exploring additional proposals for alternative remedies.
- d. Landscape/park project status – Ben and Danielle met with Metis Landscape Design on-site to discuss drafting a full site concept plan. The starting price for the design service is \$8,000. Alternatively, we have neighbors in the community of applicable professions that are still willing to assist at cost.

With other potential options to explore, a motion was made to proceed with the development of an improvement design with a budget not to exceed \$8,000.

**MOTION: MIKE BARNES                      SECOND: BILL SENKEVICH                      ALL IN FAVOR**

NEW BUSINESS:

- a. Monthly financials – Bill reviewed the August financials and affirmed we are on track for the year. There was a homeowner account in arrears that was turned over to the Association's Attorney to pursue collections. Before moving forward with foreclosure, the board agreed to honor the homeowner's request to resume a payment plan of monthly installments of \$200 until the account is satisfied. In the event of nonpayment, the file shall then be reevaluated. A motion was made to endorse this method.

**MOTION: MIKE BARNES                      SECOND: BEN RUSSELL                      ALL IN FAVOR**

- b. Homeowner violations – Recent violation matters were reviewed. Different procedures and structures of standard to achieve the most effective results were discussed amongst the group.
- c. Discussion on holiday traffic concerns – Concerns were brought forward regarding the increased vehicle and foot traffic throughout the community for Halloween. The concerns were forwarded to the Collier County Sheriff's Office to see what type of involvement they will have or could offer to help alleviate some of the issues experienced last year. Separately, it was decided to rent two portable toilets, instead of one, to be stationed at the front of the pool parking lot positioned facing Nottingham Dr. from October 30<sup>th</sup> to November 1<sup>st</sup>.

With no further business, a motion was made to adjourn the meeting.

**MOTION: MIKE BARNES**

**SECOND: BILL SENKEVICH**

**ALL IN FAVOR**

Meeting adjourned 7:11 PM

Respectfully submitted by Danielle Farese, CAM