
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

Meeting Date: March 4, 2009 **Time:** 6:00 P.M.
Location: Orange Blossom Government Center
Purpose: Board of Directors Meeting
Present: Bill Senkevich, Ed White, Susan Kent Connell, Andrea Breznay, Susan DeShong, Michele Boughton, Debbie Swanson, Ray Gonzalez, Lera Brial
Also Present: Management (Detali & Associates, Inc.): Don Taliaferro, Debi Taliaferro, Krystal Smith and several interested owners.

Certify Quorum: Nine members were present thereby establishing a quorum.

Call to Order: The meeting was called to order at 6:25 PM by Bill Senkevich

Approval of Minutes from January 21, 2009 Board Meeting:

Motion made by Ray Gonzalez to waive the reading of the January Minutes, seconded by Susan Connell and approved unanimously.

Motion made by Ray Gonzalez to approve the minutes as presented, seconded Debbie Swanson, approved unanimously.

Review of 2009 Budget

Budget discussion was deferred to another meeting.

Motion made by Ray Gonzalez to defer the Budget Review until a later meeting, seconded by Susan Connell, approved unanimously.

Financial Report:

Michele Boughton had some questions regarding the financials including the owners that are in arrears.

Motion made by Michele Boughton to send 30 day letters to owners that owe any amounts over \$700 as of 12/31/08, seconded by Andrea Breznay, approved unanimously.

Management Report:

The Management report is attached to these minutes.

Ray Gonzalez questioned how items like tree trimming and plantings are determined to be done. Don Taliaferro explained that the Board will have the decision as to when these items are completed. Don Taliaferro also explained that included in lawn contract is weekly site visits. Susan Deshong wanted to make sure that the area behind Hidden Harbour was included in the contract. Don Taliaferro confirmed that yes, it was included. Ray would like a detailed written scope of work from the contractor, Lawn Works.

Susan Deshong questioned why the aerators in the lake on sitting on top of the water. Don Taliaferro explained that the water level in the lake is somewhat low. Susan also questioned the trash around the lake. Don Taliaferro explained that management will remove any trash as our maintenance staff is in the area.

Susan Deshong commented that the irrigation needs to be repaired at the pool. Don explained that the landscaper had tested that area and found that the pressure is very low. The landscaper will provide a proposal for repairs.

Krystal Smith reported that the building budget included all repairs and maintenance to the pool building. Don Taliaferro suggested that the Board consider fencing in the pool chemical area to avoid the continuing problems with vandalism.

Fencing Discussion is to be added to the next Agenda.

Old Business:

Update on Mailboxes

Ray Gonzalez motioned to ask an attorney if the mailbox contract is conforming to the Florida Statute 720, seconded by Susan Kent Connell. Open for Discussion -

Discussion took place about the conformity of the contract. Bill Senkevich stated that 720 indicates that the association might not have gotten competitive bids but that the contract is legal as it was signed by the Board of Directors of the Association. Ray suggests getting competitive bids for the mailboxes. Susan Connell feels the responsibility of the new board is to ensure items are done legally. Ed White agrees that we should get a legal opinion regarding getting competitive bids. Michele Boughton is uncomfortable having competitive bids from companies that will not be awarded is not fair. Andrea Breznay commented that the Board needs to be clear on what is goal is before contacting an attorney and she feels that trying to break the contract is not a good idea. Susan Deshong commented that this project is almost complete and thinks that the board should finish the project and sees no gain from contacting an attorney.

The Board voted 5 in favor, Ray Gonzalez, Susan Kent Connell, Michele Boughton, Debbie Swanson, Lera Brial and 4 opposed by Ed White, Andrea Breznay, Susan Deshong and Bill Senkevich, the motion passed.

Ray Gonzalez motioned to ask the attorney as a follow up questions, is the contract legally binding on the present Board, Seconded by Susan Connell, approved by 6 of the members, opposed by Ed White, Andrea Breznay, Susan Deshong.

Ray Gonzalez motioned to send the above legal questions to Roetzel and Andres, the motioned died due to lack of being seconded.

Andrea Breznay motioned to send the above legal questions to Jason Mikes of Becker & Poliakoff, seconded by Michele Boughton, approved by 8 members, opposed by Ray Gonzalez.

The Board consensus was to put Lykins on hold until hearing back from the attorney. Upon hearing from the attorney with no statute violations then the Board authorized proceeding with the mailbox installation. If any violations were found then the Board would act at the next meeting.

Vote on mail box coordinator:

Motion made by Lera Brial to nominate Andrea Breznay, seconded by Ray Gonzalez, passed unanimously.

Discuss sending owner mailing

Bill Senkevich requested Krystal Smith to contact Lykins for preparation of a draft letter to owners regarding the mailbox installation.

Architectural Review Committee and Fining Committee Discussion

Motion made by Ray Gonzalez to defer the appointment of both committees until a later meeting, seconded by Michele Boughton, approved unanimously.

Discussion/Vote on day for regular monthly meeting.

Motion made by Andrea Breznay to have the meeting on the third Wednesday of the month at 6:30 pm, seconded by Susan Deshong, 7 approved and two opposed Susan Kent Connell and Debbie Swanson.

Website responsibility:

Motion made by Ed White to defer the discussion until the next meeting, seconded by Michele Boughton, approved unanimously.

Discussion/Vote on recording meetings

Motion made by Ray Gonzalez to tape the meetings, seconded by Lera Brial, seven opposed and two in favor Ray Gonzalez and Ed White. The motion did not pass.

Discuss content and assign person to draft letter to membership.

Motion made by Susan Kent Connell to defer the letter to membership regarding the year end financial statement, seconded by Andrea Breznay, passed unanimously.

Review Detali contract

Debi Taliaferro clarified that Detali & Associates, PA there will be no charges for meetings after 4 pm and that we will waive the eight meetings per year as this association meets monthly.

Bill Senkevich commented that he would like the Addendum to the contract re-written. Don Taliaferro commented that he would be willing to change the addendum and will await suggestions from the Board.

Motion made by Ray Gonzalez to require the property manager to get Board approval for any work where the expenditure will be over \$200, seconded by Michele Boughton and approved unanimously.

Motion made by Andrea Breznay to authorize Bill Senkevich to authorize any emergency expenses, seconded by Lera Brial, approved unanimously.

Discussion / vote on motion to edit the covenants to allow police, fire, EMS to park in front of homes

Motion made by Michele Boughton to defer this discussion to a later meeting, seconded by Susan Deshong and approved unanimously.

Discussion of Association Members as contractors for the Association

Discussion on relatives of Association Members as contractors for the Association

Motion made by Ed White to defer the discussion of the association members and relatives of association members by deferred until a later meeting, seconded by Lera Brial, approved unanimously.

Owner Comments

Joni Oliver commented that she was pleased that the year financial mailing and the costs involved.

Next Meeting: The next meeting will be held on March 18, 2009 at 6:30 PM at the Government Center.

Motion made by Ed White to adjourn the meeting - approved unanimously.

Adjournment: The meeting was adjourned at 8:25 PM.

Minutes submitted by Debi Taliaferro, Detali & Associates, PA.