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# VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

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**Meeting Date:** March 18, 2009      **Time:** 6:30 P.M.

**Location:** Orange Blossom Government Center

**Purpose:** Board of Directors Meeting

**Notice:** Proper notice had been posted as required – 48 Hours

**Present:** Bill Senkevich, Ed White, Susan Kent Connell, Susan DeShong, Michele Boughton, Ray Gonzalez, Lera Brial, Andrea Breznay

**Also Present:** Debi Taliaferro and Krystal Smith of Detali & Assoc, several interested owners.

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**Certify Quorum:** Eight members were present thereby establishing a quorum.

**Call to Order:** The meeting was called to order at 6:35 PM by Bill Senkevich

**Approval of Minutes from March 4, 2009 Board Meeting:**

Changes to the meeting minutes included clarification to the Boards intentions with regards to the mailbox installation.

*Motion made by Ed White to approve the minutes with the changes indicated, seconded Lera Brial, approved unanimously.*

**Presidents Report:**

**Bill Senkevich reported on the following:**

**Emergency Expenditures:**

There was an electrical problem with the lights at the pool which have been repaired with approval from Bill.

**Decisions Without Board Vote:**

Bill reported that he had approved Lykins to begin installation after receiving the opinion from the attorney.

Bill also reported that Andrea had taken over the website postings.

**Management Report:**

Krystal Smith reported that the breaker box located at the pool had been repaired. There was a repair made to pool bath toilet. The supply of pool keys was getting low and the replacements cost \$15 each. The pool lock was reported broken and in need of repair.

*Motion made by Ed White to get the pool lock repaired and order 20 additional keys, seconded by Susan Kent Connell, approved unanimously.*

**Financial Report:**

Debi Taliaferro reported that 25 final statements had been sent to owners that had a balance in excess of \$700. A number of owners have contacted management to discuss the amounts due and some have requested a breakdown. As of the meeting no fees have been received yet but the response is promising. Those owners that do not bring their accounts current will be forwarded to the Attorney for collection.

Statements will now be sent to those owners that have not made any payments towards the 2009 Annual Fees.

## Old Business:

### Update on Mailboxes

***Ed White motioned that the association be given the warranty for the mailboxes, seconded by Andrea Breznay, approved unanimously.***

An owner commented that the mailboxes may have lead based paint. Another owner commented that the light seemed small. Bill explained that the fixtures were the correct one purchased. He also explained the Lykins did not purchase them, the association did. An owner questioned the wiring left after the mailboxes were installed. Bill explained that the mailboxes were set in concrete and the wire started from the light fixture and continued through the inside of the mailbox. The wiring that is located on the outside of the mailbox is for the connection from the mailbox to the owners electrical power.

Owners also asked that the mailbox company ask for use of any homeowners' water prior to using it. Board directed Detali to contact Lykins on these issues.

### Architectural Review Committee and Fining Committee Discussion

***Motion made by Susan Kent Connell to defer the appointment of both committees until the next meeting, seconded by Lera Brial, approved unanimously.***

### Fencing around the Pool Chemicals:

Bill explained that this was recommended from management due to the chemicals being accessible to anyone at the pool. The board requested bids for an enclosure or fence around the Pool Chemicals

***Motion made by Ed White to request bids for both chain link and decorative enclosure around the pool chemicals, seconded by Andrea Breznay, approved unanimously.***

### Association Attorney:

Bill talked about changing to another attorney. Ray commented that two firms had been mentioned, Roetzel and Andress and a smaller firm whose name he could not recall. It was pointed out by a member of the Board that the smaller firm was headed by Bob Samouce and that he routinely writes articles in the newspaper regarding POA issues. Andrea Breznay commented that Roetzel and Andress had been providing good service to the Association while she was on the Board. Ray also pointed out that he understood that Roetzel and Andress was currently involved in the collection of overdue fees.

***Motion made by Ray Gonzalez to contact Roetzel and Andres to see if they are interested in representing the Association, seconded by Ed White, approved unanimously.***

### New Business:

#### Website Responsibility:

Bill commented that the current website webmaster is no longer interested in providing this service for the Association. Bill would like a volunteer to update and move the domain name to a new host.

***Motion made by ED White that if the website hosting needs to be moved, please authorize Andrea to spend up to \$400 to do so, seconded by Lera Brial and approved unanimously.***

### Discussion of Association Members as contractors for the Association

Bill Senkevich asked for a discussion regarding contractors that live in the association.

Discussion commenced regarding the proposal process. Andrea commented anyone living in the neighborhood should be allowed to provide proposals to the Association. If the person or company provides the best proposal, living in the neighborhood should not defer the Association from accepting the proposal. No motions were made.

### **Pool Security:**

***Motion made by Ed White to request a 3-5 member committee that will present to the board their suggestions for security at the pool and park, seconded by Andrea Breznay, approved unanimously.***

### **Limits to the Presidents Decision Making:**

Discussion took place regarding raising the emergency limit for any repairs needed.

***Lera Brial motioned to raise Bill Senkevich's emergency approval to \$500, seconded by Michele Boughton and approved unanimously with Bill Senkevich abstaining.***

### **Letter to membership:**

***Motion made by Ray Gonzalez to designate Susan Kent Connell to draft a letter to the membership which will then be forwarded to all other Board Members for input seconded by Lera Brial, passed unanimously.***

Susan Deshong commented that she would like to re-instate the quarterly newsletter.

***Motion made by Andrea Breznay to bring back the Front Porch quarterly newsletter, seconded by Lera Brial, approved unanimously.***

Lera Brial volunteered to be the editor of the quarterly newsletter.

### **Board Spokesperson:**

Ed White volunteered to be the spokesperson for the community.

***Ray Gonzalez motioned that Ed White be the Board spokesperson seconded by Michele Boughton and approved unanimously.***

### **Notice Board:**

Bill Senkevich asked the Board for suggestions of informing owners about the monthly meetings. Issue tabled until we see if the Front Porch and web site are getting the information out to the people.

### **Owner Comments**

Susan Kent Connell would like to investigate finding a new meeting location for the summer. The current location is not air conditioned and will be hot in the summer.

Mrs. Orien asked about the new park light. She explained that new lights shine into her back yard and is very bright. Management commented that the previous Board had talked about purchasing a new light. Management will follow up.

**Next Meeting:** The next meeting will be held Wednesday April 15<sup>th</sup> 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 8:12 PM.

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