
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

UNAPPROVED MINUTES

Meeting Date: June 17, 2009 **Time:** 6:30 P.M.

Location: Orange Blossom Government Center

Purpose: Board of Directors Meeting

Notice: Proper notice had been posted as required

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

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

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

Call to Order: The meeting was called to order at 6:40 PM by Bill Senkevich

Approval of Minutes from May 20, 2009 Board Meeting:

Motion made by Andrea Breznay to waive the reading of the May 20, 2009 and June 3, 2009 meeting and approve as presented, seconded by Susan Ken Connell, approved unanimously.

Financial Report:

Debi Taliaferro presented the financial report for period ending May 31, 2009.

The financial report for May 31 2009:

Operating Funds totaled: 58974.68

Reserve Funds totaled: 58287.81

Reserve equity totaled \$ 57853.10 indicating that reserves are funded thru May.

The association ended the period with \$3465.17 in accounts payable and \$25615.02 in receivables.

There is \$4646.95 net income for the end of the period.

Current Accounts Receivables – Since May 31, the association has collected another \$ 3523.00. There are four additional owners that will now be forwarded to the attorney for collection and four owners that will now be receiving the final notice before collection.

Mailbox late fees that were written off total \$853.72 for 20 owners – those were determined from owner checks that were dated prior to November 10, 2009.

Management Report

• ***Vandalism Report:***

- Gate latch was broken, pools chairs were brought in the back and some were broken, cabinet doors were ripped off and thrown in the pool, toilets were dislodged, drugs and condoms are found in the bathrooms and behind the building on a weekly basis, urine and defecation found in trash cans, and supplies continue to be stolen, thrown in the pool, formed into beds. Wax has been cleaned off of the floors and counters from candles being used since the light fixtures were broken.

• ***Pool Security Issues:***

- Locks on the pool gate have been repaired; two plates were welded on the gate to prevent the lock from being pulled open.
- The Board requested that that management research the installation of 2 steel doors on the restrooms, the cost to purchase, prime, paint and install would be \$1000. Another option would be installing one door at the end of the hallway which would enclose both bathrooms. The cost for this would be \$500. Neither of these prices include the cost of hardware, we recommend have the lock on the door keyed to match the existing pool entry lock.
- Security proposals have been received from three companies ranging in price from \$1288 - \$5878. These proposals include four vandal-resistant, night vision cameras to be placed at the bath area, rear of building, side of building, and pool. Proposals also include 250 gig hard drives which have a recording capability of approximately 2 weeks and flat screen monitors. Price of cameras does not include cost to install and run an internet connection which would enable remote viewing.
- We have contacted the local police department and have requested additional security patrols, concentrating on the pool area. They have agreed until October.
- **Park:**
 - The second swing was ordered and will be delivered this week.
 - Lights at the park have been repaired; an additional photo cell was installed to correctly allocate the power.
- **Mailboxes:**
 - Seven photocells have been replaced in mailboxes since installation.
 - Five other misc. repairs have been completed.
 - Violation letters were sent to six residents
 - Mr. Bishof has chosen not to respond, we have had several calls from residents questioning the mailbox. We recommend the Attorney send him a letter.
 - The other residents that two mailboxes, one has removed the original, the other is leaving it up as a bird house.
 - Three residents received letters about their lamppost,
- **Lake Issues:**
 - We have should have 2 proposals (prior to the meeting) to clean the lake pump and filter.

Board Report

Restrictions on Reserve Spending:

Bill Senkevich questioned what reserve categories can be used for. Debi Taliaferro explained that the pool reserves can be used for any item relating to the pool are, including cameras. This will be discussed at future meetings.

Emergency Expenditures:

Pool Gate:

Bill Senkevich discussed that the pool gate was once again fixed.

Photocell on Mailbox:

Bill explained that there is not a warranty on the photo cells.

Power to Park Lights:

Park lights have been repaired.

Decisions Made Without Board Vote:

Old Business:

Fencing around Pool Chemicals:

The enclosure has been purchased – management will contact the pool company to put the chemicals into the enclosure.

Committee Discussion:

ARC Committee:

Ed White commented that the ARC committee meetings will need to be posted and a open meeting held.

Pool Security/Restroom Vandalism:

Cameras:

To be discussed at future meetings.

The Board discussed hiring the police to patrol the area. Ed White would like an undercover police officer.

Motion made by Ray Gonzalez to patrol the pool area and neighborhood of Victoria Park II not to exceed \$600, seconded by Andrea Breznay, approved with Ed White opposed.

Door – Mag Lock:

Management provided prices for one steel door to enclose both bathrooms. The price was approx. \$500 not including the Mag locks which are estimated additional \$500.00

Mailboxes:

Forced Install:

Board would like a fining letter sent to the owner that has removed the association owned mailbox. The letter will give the owner 14 days to replace mailbox and then a fine will be imposed.

Mailbox Late Fees:

Report From Detali:

Discussed in the financial report.

Recall Petition:

Vote re: Attorney Fees:

Bill explained that he would like the Board to vote on waiving the bill back of attorney fees to those owners that had signed the recall.

Discussion commenced regarding the need to have the Board motion to waive those fees. The consensus was that a motion and vote was not necessary.

Review of Budget:

Michelle Boughton questioned the addition of the mailbox reserve to the budget, specifically how the budget remained the same when there were so many added expenses to the budget. Debi Taliaferro explained that included in the current budget is a prior year surplus of \$13,709.00. This was added to the budget to offset the 2009 fees. She also explained that if the association remains on budget for the year, the year end loss would be the same \$13,709.00

New Business

Extra Light Fixtures

There are eight light fixtures left that are currently stored at Lykins.

Accounts Receivable Discussion

Owners Still Making Payments:

Management explained that some owners that have requested a payment plan. As suggested by the Ashley Lupo, management has accepted those owners that are making the effort.

Posting Accounts Receivable List:

A discussion took place regarding those owners that still owe large amounts of money and the effects of posting that information on the VP2 website. To be deferred to a late meeting. Andrea suggested that general information of numbers of owners and the amounts owed be published.

Post Violation Reports:

A discussion took place regarding those owners that are in violation of the documents. Letters will continue to be sent to those owners with various violations. Ed White suggested posting a general report of violations within the community.

Discussion Regarding Keys to New Owners:

Bill Senkevich commented that he has had an owner that purchased a foreclosed property. This owner would like to purchase a key.

Motion made by Ed White to provide any new owners of the association a pool key at a cost of \$20 within six months of purchase, seconded by Lera Brial, approved unanimously.

Other Business

Michelle Boughton requested to resign as the Treasurer of the Association. She rescinded her request.

Ed White questioned the status of the lake contract. Ray Gonzalez commented that he has noticed that the lake has started showing signs of algae.

Bill Senkevich asked Detali to bid out other lake companies for contract prices.

Bill Senkevich approved the proposal from Lawn Works for cleaning the filter. The estimated cost is \$185.

Owner Comments

Renee Moisan asked about the association rules regarding pets. The association documents state that pets must be carried under the arm or leashed at all times while in public. The documents also state that Board can force the removal of an unruly pet.

Adjournment: The meeting was adjourned at 8:15 PM

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