
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

MINUTES

Meeting Date: July 15, 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, Michele Boughton, Ray Gonzalez, Lera Brial, Susan Deshong and Andrea Breznay
Also Present: Debi Taliaferro, Jen Caffrey and Krystal Smith of Detali & Assoc, several interested owners.

Certify Quorum: Six 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 June 17, 2009 Board Meeting:

Motion made by Andrea Breznay to waive the reading of the June 17, 2009 meeting and approve as presented, seconded by Lera Brial, approved unanimously.

Financial Report:

Debi Taliaferro presented the financial report for period ending June 30, 2009.

The financial report for June 30 2009:

Operating Funds totaled: 54,900.59 – this includes \$43,568.11 in operating cash and the operating CD of \$11,332.48. The CD matures in July and will be cashed and moved to the cash operating account.

Reserve Funds totaled: 59,177.25 – this includes \$47,447.11 in reserve cash and the reserve CD of \$11,730.14. The CD matures in December. There was another reserve CD that matured in June which was cashed in and the monies were moved into the reserve cash account. The CD renewal rates were not any better than the money market reserve rate.

Reserve equity totaled \$ 59,177.25 indicating that reserves are funded thru June.

The association ended the period with \$3847.37 in accounts payable and \$21175.45 in receivables. Receivables were reduced by \$4439.57 in June. There are currently 21 owners that are at the attorney for collection. Those 21 owners total \$ 17,016.18.

The remaining accounts receivable balance of 4,159.27 is made up of owners that have not paid the interest and late fees from the special assessment and 2009 fees. Final notice statements will be sent in August. The association is still actively collecting all past due funds.

There is \$4129.38 net income for the end of the period. The Association is currently in a good financial position. Please remember that the association budget for 2009 included \$13,709 from prior year surpluses. That would indicate that the association could conceivably end the current year with a \$13,709 loss and still be right on budget.

Management Report

The management report was distributed to all Board members.

The Board discussed options to increase security around the pool area. Suggestions were neighborhood watch or increasing sharp plants. Susan Deshong asked that a message be posted in the website asking for participation in a neighborhood watch program. Jennifer Caffrey was also asked to send a email to residents on the email list. The Board also requested the fence behind the pool be fixed immediately.

A discussion took place regarding the collection and mailbox issues with Bishof. The board agreed that Mr. Bishof should be sent to the Attorney regarding both issues.

The Board discussed the light posts damaged by vandalism over the weekend. Jennifer informed the board that the extra lights stored at Lykins were damaged and new lights will have to be ordered. Michele noted if the board decides to have a membership vote to amend the documents as relate to the rule of hooking up electricity to mailbox lights within one year, then we should consider removing the lampposts from mailboxes where the owner does not intend to hook up the electricity

The board discussed the proposed lake proposals presented by management. The board requested a third proposal.

Susan DeShong made a motion to allow Bill to make a decision on lake maintenance once the final proposal is received. Andrea Breznay seconded the motion and passed unanimously.

The Board directed management to move forward with the aerator service call.

The Board reviewed the most recent violation report. Management was asked to contact the owner with the "bird house" mailbox and have it moved off of the common easement.

Board Report

Emergency Expenditures: No emergency expenditures.

Decisions Made Without Board Vote: No decisions were made since the last meeting.

Old Business:

Committee Discussion:

ARC Committee: Renee Moison distributed a mission statement and sample hurricane shutter specifications.

Pool Security: Discussed during management report.

Pool Security/Restroom Vandalism: Discussed during management report.

New Business

Lera Brial discussed items to be included in the newsletter.

Bill informed management that Debbie Swanson resigned from the Board. A discussion took place regarding appointing a new member. The Board asked which member had the next highest numbers of votes from the recent election. Management reported that Nancy Erickson was next followed by Matt Stepan. It was also noted that the Board may appoint any member of the association. Board members will talk to other residents to see who is willing to serve on the board.

Lera questioned the budget process and procedures. Debi explained that she will create a draft budget in the end of October and meet with the board to discuss changes. The budget will be adopted prior to year end.

Other Business

The board discussed the option of installing cameras around the pool area. Management suggested inviting Affordable Alarm to the next meeting to answer questions.

Owner Comments

No comments were made.

Adjournment: The meeting was adjourned at 8:08 PM

Minutes submitted by Krystal Smith, Detali & Associates, PA.