
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

Meeting Date: September 16, 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, Ray Gonzalez, Lera Brial, Ed White, Susan Kent Connell and Andrea Breznay.

Also Present: Debi Taliaferro 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 6:36 PM by Bill Senkevich

New Board Members:

Susan Deshong has sold her house and has resigned from the Board of Directors. The Board has accepted her resignation leaving two open seats on the Board.

Motion made by Susan Kent Connell to appoint Nancy Erickson to the Board of Directors, seconded by, Andrea Breznay approved unanimously.

Motion made by Ed White to appoint Don Landers to the Board of Directors, seconded by Nancy Erickson, approved unanimously.

Approval of Minutes from July 15, 2009 Board Meeting:

Motion made by Ray Gonzalez to waive the reading of the July 15, 2009 meeting and approve as presented, seconded by Ed White, approved unanimously.

Financial Report:

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

The financial report for August 31 2009:

Operating Funds totaled: \$38867.87

Reserve Funds totaled: \$61745.08 – this includes \$49957.00 in reserve cash and the reserve CD of \$11,788.08. The CD matures in December.

Reserve equity totaled \$ 60663.71 indicating that reserves are fully funded.

The association ended the period with \$2509.74 in accounts payable and \$20727.30 in receivables. Receivables were reduced by \$95.00 in August. We do have confirmation from the attorney that they have received payments in full for two homes and payments on another. They will be forwarding the funds after clearing the trust account. The attorney will also be moving forward with liens on 13 homes (this totals approx \$11,500 in past due fees). Prior to moving forward, the attorney will be double checking all of homes lien status to see if any mortgage foreclosures have been filed. In that event, the association will not proceed with foreclosure but instead will monitor the banks process.

There is \$7698.42 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 and is attached to these minutes.

The board would like to retain Sand Dollar Pool – management will ask that they match the lowest bidder.

Motion made by Andrea Breznay to approve the pressure washing proposed by management, seconded by Ed White, approved unanimously.

Motion made by Ed White to retain G & Z Sod to re-sod the lake at a reduced square footage than what was proposed - roughly one half and includes cinch bug spraying, seconded by Lera Brial, approved unanimously.

Motion made by Andrea Breznay to have management staff pressure wash and stain the dock, seconded by Nancy Erickson, approved unanimously.

Board Report:

Emergency Expenditures:

There were no emergency expenditures to report.

Lake Maintenance Contract:

Bill Senkevich approved the Lake Maintenance contract with The Lake Doctors.

Old Business:

Approval of Fencing around Pool Equipment:

The board would like management to price a fence and have maintenance install around the pool chemicals.

ARC Review:

Emily Driscoll presented a report on the recent applications.

Luisa Gutierrez had applied for approval of an addition. The application was approved; however construction began prior to approval.

The Board would like a letter sent to the owner regarding the violation of the rules.

Emily would like to appoint additional members to the committee. Management explained that the committee meetings must be open to members and posted 48 hours in advance. Postings will be made at the Pool bulletin board.

Discussion Regarding Pool Security/Restroom Vandalism:

Discussion took place regarding the presentation from Affordable Alarm in August. Affordable proposed the installation of cameras at the pool and surrounding area. The cost was approximately \$8,000 plus the monthly cable fee of approximately \$60 per month. There is also a maintenance contract of \$350 per year on the equipment.

Motion made by Andrea Breznay to accept the proposal from Affordable Alarm to install the cameras as proposed, seconded by Nancy Erickson, a discussion took place but the issue was tabled until the October meeting.

Management was asked to obtain prices for resurfacing the pool, pool equipment, pool furniture, playgrounds equipment, dock, parking lot paving and the pool house.

Set Up Electronic Checking:

Debi of Detali & Associates reported that the electronic checking was now set up and Michele Boughton would have a separate log in and password to view the accounts at any time. All invoices will still be emailed to Michele for approval prior to the bank issuing payment. The bank report will also be printed and emailed to Michele.

New Business:**Discussion regarding Board Meeting Minutes:**

Bill commented that legally the minutes are required to have votes only. Bill also commented that he felt the minutes would not provide enough explanation if they only included board votes. The other members present agreed. The minutes will continue to be presented in there current form.

Other Business:

Discussion took place regarding the Christmas decorations. Lera will ask for volunteers in the newsletter. Management also added that if needed, our maintenance staff is available to set up.

Owner Comments:

No comments were made.

Adjournment: The meeting was adjourned at 8:15 PM

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