
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

UNAPPROVED MINUTES

Meeting Date: October 21, 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, Nancy Erickson, Don Landers, Michele Boughton and Andrea Breznay.
Also Present: Debi Taliaferro, Kelli Collins 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 September 16, 2009 Board Meeting:

Motion made by Nancy Erickson to waive the reading of the September 16, 2009 meeting and approve as presented, seconded by Ed White, approved unanimously.

Financial Report:

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

The financial report for August 31 2009:

Operating Funds totaled: \$33528.85

Reserve Funds totaled: \$63032.69 – this includes \$51215.53 in reserve cash and the reserve CD of \$11,788.08. The CD matures in December.

Reserve equity totaled \$ 62476.00 indicating that reserves are fully funded.

The association ended the period with \$3855.24 in accounts payable and \$19561.02 in receivables. Receivables were reduced by \$792.28 in August. The attorney has sent final notices prior to foreclosure action to 8 homes. The letters were dated 9/17/09 and give owner 45 days. We will continue to monitor the progress.

There is \$8645.66 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 reviewed all items on the management report.

Board Report:

Emergency Expenditures:

There were no emergency expenditures to report.

Decisions Made Without a Board Vote:

Bill approved ordering 10 new globes to replenish the Associations stock.

Old Business:

Approval of Fencing around Pool Equipment:

Debi explained that we are pricing materials for a wood, chain link, and PVC fence. Proposals will be emailed to all Board members.

ARC Review:

The ARC prepared guidelines for Board review. The Board will review the guidelines and make suggestions at the next meeting.

Discussion Regarding Pool Security/Restroom Vandalism:

At the September Board meeting the Board postponed making a decision on pool security. The Board discussed the need for security.

Andrea Breznay made a motion to approve the proposal from Affordable Alarms to install four cameras at the pool area. The motion was seconded by Nancy Erickson, and passed with four yeases. Bill Senkevich and Michele Boughton were opposed.

Status on Owner That Removed Mailbox:

Debi reported the owner did pay for the mailbox so there is not a lien on the property for non-payment. The Attorney sent a demand letter to the owner requesting the mailbox be removed within seven days. If it is not removed, the Association may replace the mailbox and the cost will be billed to the owner.

New Business:

Discussion Regarding Reserve Account:

Debi reported that management will begin budgets this week and will be emailed to the Board when a draft is complete. The Board reviewed the current reserve items and added several new items. These items will be added to the draft budget and will be discussed at the budget workshop.

Discussion Regarding Items to Add to 2010 Budget:

The Board discussed items to add to the 2010 budget. Management was asked to get a price to remove the racquetball court, add landscape on Hidden Harbour and replace some of the playground equipment.

Discussion Regarding Amendments to Covenants:

The Board discussed amendments to propose to the membership at the 2010 annual meeting. Items included:

- Review the rule on the recent golf cart amendment
- Add that Board Members must be in good standing
- Review rule allowing police, ambulances, EMS, etc vehicles to park in driveways
- Limit on Board spending without a member vote
- Require Board vote before money is spent
- Edit 10.3 to eliminate fining committee
- Change documents to make it optional for owners to light their mailbox
- Change documents to allow mailbox light to have an on/off switch

Other amendments were discussed as submitted by Ray Gonzalez. The Board will review the amendments and discuss at the next meeting.

Other Business:

Ray Gonzalez was unable to attend the meeting, but provided the Board a written request to vote on the current management contract.

Ed White made a motion that the Association instruct its Secretary to draft and deliver to Detali & Associates the 30-day written notice of termination required by the current management contract effective on its term date of December 11, 2009 and, further that it authorize its Secretary to negotiate a new management agreement with Detali & Associates for consideration and approval by its Board of Directors at its November meeting. I further move that, in the event a mutually acceptable draft agreement can not be developed, that the Secretary be authorized to seek proposals from other management companies for interviews to take place during the board's November meeting for selection by the termination date of the current contract. The motion was seconded Michaele Boughton and passed with fives yeses, Andrea Breznay was opposed.

Owner Comments:

No comments were made.

Adjournment: The meeting was adjourned at 8:47 PM

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