
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

UNAPPROVED MINUTES

Meeting Date: November 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
Present: Bill Senkevich, Nancy Erickson, Don Landers, Michele Boughton, Ray Gonzalez, Lera Brial, Susan Kent Connell, Ed White and Andrea Breznay.
Also Present: Debi Taliaferro, Kelli Collins and Krystal Smith of Detali & Assoc, several interested owners.

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

Call to Order: The meeting was called to order at 6:30 PM by Bill Senkevich

Management was asked to leave the meeting:

Property Management Contract Discussion, renew, interviews:

A presentation was made by Orlando Miserandino of American Property Management Services.

Susan Kent Connell made a motion to sign a management contract with a Detali CAM until December 11, 2009. The motion was seconded by Ray Gonzalez. The motion was defeated with Bill Senkevich, Andrea Breznay, Nancy Erickson, Don Landers, and Ray Gonzalez opposed.

Ray Gonzalez made a motion to sign a management contract with Krystal Smith effective until December 11, 2009. The motion was seconded by Michelle Boughton. The motion was defeated with Bill Senkevich, Nancy Erickson, Andrea Breznay, and Don Landers opposed.

7:10PM Ed White arrived at meeting.

Don Landers made a motion to sign a management contract with Krystal Smith effective until December 31, 2009 or until a new property manager is hired, whichever is shorter. The motion was seconded by Andrea Breznay and passed with Ray Gonzalez and Michelle Boughton opposed.

Susan Kent Connell made a motion to begin the process to hire a property manager and modify last month's motion and allow the Association until December 31, 2009 to hire a property manager. The motion was seconded by Andrea Breznay and passed with Ray Gonzalez, Michelle Boughton, Susan Kent Connell, and Ed White opposed.

Ed White made a motion to schedule a meeting for December 2, 2009 to select a property management company. The motion was seconded by Ray Gonzalez and passed with Nancy Erickson, Andrea Breznay, Ed White, and Don Landers opposed.

Management was asked to return to the meeting:

Approval of Minutes from October 21, 2009 Board Meeting:

Motion made by Andrea Breznay to waive the reading of the October 21, 2009 meeting and approve as presented, seconded by Nancy Erickson, approved unanimously.

New Business:

Budget Draft 2010:

Michele made a motion to approve the 2010 workshop budget at \$500 per year. The motion was seconded by Ray Gonzalez and failed with Bill Senkevich, Andrea Breznay, Ed White, Nancy Erickson, and Don Landers opposed.

A short discussion took place regarding the different versions of the proposed budget.

Ed White made a motion to approve the 2010 workshop budget at \$500 per year. The motion was seconded by Ray Gonzalez and passed by a vote of five to four with Andrea Breznay, Nancy Erickson, Don Landers, and Bill Senkevich opposed.

Amendments to Covenants:

The Board discussed proposed amendments to the Covenants and determined which covenants should be sent to the Attorney for review. Bill will make the amendments and forward to the Board for final review before sending to the Attorney.

Financial Report:

Debi Taliaferro presented the financial report for period ending October 2009.

The financial report for October 31 2009:

Operating Funds totaled: \$25495.72

Reserve Funds totaled: \$64282.65 – this includes \$52436.34 in reserve cash and the reserve CD of \$11,788.08. The CD matures in December.

Reserve equity totaled \$ 63110.93 indicating that reserves are fully funded.

The association ended the period with \$2302.89 in accounts payable and \$18694.53 in receivables. Receivables were reduced by \$1101.80 in October. We do have confirmation from the attorney that they have received payments in full for two additional homes – those funds will be forwarded shortly. Below is a summary of current status of homes at the attorney:

- 4 homes are ready for foreclosure action by the association. Authorization paperwork will be mailed shortly.
- 5 homes are being monitored as the mortgage company forecloses
- 2 homes have a notice for trial being requested by the attorney
- 1 home has the final judgment hearing rescheduled sometime in the next 60-90 days
- 1 owner has contacted the attorney and requested that he be allowed to set up a payment plan beginning at the first of the year as that is when he will be able to start making payments.
- 1 owner states that payment was sent via bank check, however we have no record of the payment, the attorney has requested she provide a cleared copy of that check, not the withdrawal from her account.
- 2 owners have received final notification prior to the lien being placed

There is \$10,603.78 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.

The surplus does not include the tree trimming, fence installation (if approved this year) and mulching.

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.

Ed White made a motion to amend the prior motion to accept a proposal for security cameras from Affordable Alarms to accept a proposal from the lowest bidder with the same approved equipment. Dan Landers seconded the motion and it passed unanimously.

Andrea made a motion to approve a proposal from Island Tree Service. The motion was seconded by Don Landers and passed unanimously.

Andrea made a motion to have Detali purchase and lay mulch for \$1.00 per bag at the front entrance. The motion was seconded by Don Landers and passed seven to two with Ray Gonzalez and Michaele Boughton opposed.

Lera Brial made a motion to get two additional bids for the electrical repair. The motion was seconded by Don Landers and passed unanimously.

Don Landers made a motion to authorize a Board member to spend \$500 on Christmas decorations if the current decorations are not found. The motion was seconded by Andrea Breznay and passed unanimously.

Board Report:

Emergency Expenditures:

There were no emergency expenditures to report.

Decisions Made Without a Board Vote:

There were no emergency expenditures to report.

Old Business:

Approval of Fencing around Pool Equipment:

Discussed in management report.

Tree Trimming:

Discussed in management report.

Camera Installation Status:

Discussed in management report.

ARC Committee Review:

No ARC members were in attendance.

Other Business:

Lera discussed Relay for Life which will be held on December 22 – 24.

Owner Comments:

No comments were made.

Adjournment:

The meeting was adjourned at 9:30PM

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