# VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

## **MINUTES**

Meeting Date: December 16, 2009 Time: 6:30 P.M.

**Location:** Orange Blossom Government Center

Purpose: Board of Directors Meeting

Directors Present: Bill Senkevich, Don Landers, Michele Boughton, Ray Gonzalez, Lera Brial, Susan Kent Connell,

Ed White and Andrea Breznay.

**Directors Absent:** Nancy Erickson

**Also Present:** Jennifer Gomez and Orlando Miserandino of American Property Management Services and a

few unit owners

**<u>Certify Quorum:</u>** Eight members were present thereby establishing a quorum.

<u>Call to Order:</u> The meeting was called to order at 6:35 PM by Bill Senkevich.

**Proof of Notice:** The notice of the meeting was posted in accordance with section 720 of Florida Statutes.

## Approval of Minutes from November 18 and December 2, 2009:

The approval of both sets of minutes was tabled until the next Board meeting.

## **Treasurer's Report:**

Michelle Boughton reported on the following:

- 1) To date: November financials have not been received from Detali & Associates:
- 2) There is was no information in the boxes picked up regarding the CD of the association;
- 3) There are no website access passwords to obtain information online about the status of the association's bank accounts:
- 4) Two checks were received in the transfer of information; one for operating, the other for reserves;
- 5) An invoice was received from the electrician to repair a problem with one of the lamp posts located at an individual's mailbox; it was noted that each individual owner is responsible for the repairs from their home up to the lamp post.

## Manager's Report:

Orlando Miserandino reported that American Property Management Services officially took over three days ago and that although the boxes of association records were picked up, he would need some time to sort through the information in order to know what was still missing.

## **President's Report:**

Bill Senkevich reported on the following:

- 1) As of the last Board meeting, there have been no emergency expenditures;
- 2) Drew Attanasio was selected to install the Christmas lights at the front entrance at a cost not to exceed \$500.

## **Committee Reports:**

1) Architectural Review Committee (status) – nothing to report as no members were present.

#### **Old Business:**

## A. Pool Security

- 1) Restroom vandalism it was reported that vandalism continues to be an issue at the pool.
- 2) Camera installation status management was directed to obtain a copy of the final proposal and installation date status.
- **B**; **Tree Trimming** management was advised to find out the status of completion from Island Tree Service as it was apparent that the work has already commenced.
- <u>C. Amendments to Covenants</u> Bill Senkevich reported that the amendments to the covenants are typed and ready to go to legal counsel for review.

#### **New Business:**

A. Website Maintenance – Orlando Miserandino presented a proposal for website maintenance at a cost of \$100 per month. Bill Senkevich then offered the services of his son, Jeff Senkevich, at a cost of \$50 per month for a six-month trial period.

On a MOTION by Andrea Breznay, seconded by Susan Kent, Jeff Senkevich was hired for six months at \$50 per month to maintain the Victoria Park II website. The motion was approved with the abstention of Bill Senkevich.

- **B. Pool Cleaning** The Board directed management to draft a scope of work for them to review in the maintenance of the pool area. Once approved, management will then bid the work.
- **C. Discussion and Approval of the 2010 Budget** –A brief discussion of last meeting's budget workshop occurred.

On a MOTION by Ray Gonzalez, seconded by Susan Kent, the 2010 budget was approved as presented with seven voting in the affirmative, and Andrea Breznay voting nay.

## **Other Business**

A. Repair of Victorian Lights in the Park – Bill Senkevich reviewed one proposal received to date to repair the lights.

On a MOTION by Ed White, seconded by Andrea Breznay, management was directed to solicit other bids with the final proposal to be awarded based on a reasonable cost. The motion was unanimously approved.

**B.** Owner Request to Waive Late Fees – Ed White brought the request of an owner to waive their late fees due to late receipt of their invoice as they were traveling. After a few minutes of discussion, the Board unanimously decided that the answer is no.

Owner Comments - No comments were made.

<u>Next Meeting Date</u> – The next meeting will be held on Wednesday, January 22, 2010 at the North Collier Government Services Center on Orange Blossom Drive.

#### **Adjournment:**

The meeting was adjourned at 8:15 P.M.

Minutes submitted by Jennifer Gomez, CAM of American Property Management Services.