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# VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

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## MINUTES

Approved 2/17/10

**Meeting Date:** January 20, 2010                      **Time:** 6:30 P.M.  
**Location:** North Naples Fire District, Veterans Park Drive  
**Purpose:** Board of Directors Meeting  
**Directors Present:** Bill Senkevich, Don Landers, Michele Boughton, Ray Gonzalez, Lera Brial, Nancy Erickson, Ed White and Andrea Breznay.  
**Directors Absent:** Susan Connell Kent  
**Also Present:** Jennifer Gomez and Orlando Miserandino of American Property Management Services and a few unit owners

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**Certify Quorum:** Eight members were present thereby establishing a quorum.

**Call to Order:** 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 and 16, 2009:**

On a MOTION by Ed White, seconded by Lera Brial to approve the minutes of November 18, 2009 as corrected. Approval was unanimous.

On a MOTION by Michele Boughton, seconded by Ed White to approve the minutes of December 2, 2009 as corrected. Approval was unanimous.

On a MOTION by Michele Boughton, seconded by Lera Brial to approve the minutes of December 16, 2009 as corrected. Approval was unanimous.

**Treasurer's Report:**

Michelle Boughton reported on the following:

- 1) 12/31/2009 Financials have been received from APMS;
- 2) A review of all balances on accounts and disbursements was stated;
- 3) A need for accounting the costs of Veterans Park I was discussed which should include the following categories:
  - a) sprinkler repairs,
  - b) ground maintenance,
  - c) tree trimming,
  - d) Christmas décor,
  - e) reserves,
  - f) lawn care

Two items to be considered are billing quarterly versus annually and whether or not to back bill for any additional items found in 2009.

**Manager's Report:**

Jennifer Gomez submitted the attached report and reviewed each item at length with the Board.

## **President's Report:**

Bill Senkevich reported on the following:

- 1) As of the last Board meeting, he authorized a few hundred dollars be spent by Hutch Electric to trouble shoot the park entry lights to determine the problem and possible solution.

## **Committee Reports:**

- 1) Architectural Review Committee (status) – One owner (McKenzie) was approved to enclose his lanai.

## **Old Business:**

**A. Amendments to Covenants** - The proposed amendments to the Declaration were reviewed and discussed at length. Legal counsel will be sent the amendments in order to prepare the proxy questions so that they can go out with the second notice.

**B. Pool Cleaning Proposals** – APMS presented the Board with janitorial proposals for cleaning the pool and dock.

On a MOTION by Nancy Erickson, seconded by Lera Brial, Delta Cleaning's proposal to maintain the clubhouse, pool area and docks was accepted unanimously.

## **New Business:**

### **A. Direction from Board Members to Management**

On a MOTION by Ray Gonzalez, seconded by Michele Boughton, all matters pertaining to the finances of the association will be the responsibility and decision of the treasurer. The motion failed with Ray Gonzalez, Lera Brial, Ed White and Michele Boughton voting in favor and Andrea Breznay, Don Landers, Nancy Erickson and Bill Senkevich voting against.

On a MOTION by Ed White, seconded by Andrea Breznay, all matters pertaining to the finances of the association with first be the responsibility of the treasurer and in his/her absence the chain of command will be followed with all other matters the responsibility of the president. The motion was unanimously approved.

**B. Signatories on Bank CD** – This matter was tabled until the annual meeting in two months when the Board of Directors changes hands.

**C. Workload Division Among Board Members** – This matter was addressed under item A.

### **D. Final Payment of Management Fee to Detali & Associates**

On a MOTION by Andrea Breznay, seconded by Nancy Erickson, a check will be written for final payment to Krystal Smith in care of Detali & Associates. The motion passed with all voting in favor and one, Ray Gonzalez, voting against.

**It was noted that Director Nancy Erickson left the Board meeting.**

## **Other Business**

**A. Overcharge by Legal Counsel** – Ray Gonzalez brought to the Board for review and discussion an invoice from legal counsel in which he felt the association was overcharged for an opinion pertaining to the Detali management contract issue.

On a MOTION by Lera Brial, seconded by Michele Boughton to have Ray Gonzalez contact legal counsel in attempt to negotiate the bill down with payment to be made on the invoice either way. The motion passed with all voting in favor and one, Bill Senkevich, voting against.

**Owner Comments** - No comments were made.

**Next Meeting Date** – The next meeting will be held on Wednesday, February 17, 2010 at the North Collier Government Services Center on Orange Blossom Drive.

**Adjournment:**

The meeting was adjourned at 8:40 P.M.

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