
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

MINUTES

Meeting Date: April 21, 2010 **Time:** 6:30 P.M.

Location: North Collier Government Service Center
Orange Blossom Drive (west of the Library)

Purpose: Board of Directors Meeting

Directors Present: Bill Senkevich, Thomas Presti, Michele Boughton, Ray Gonzalez, Lera Brial, Chris Barnabee, Susan Connell.

Directors Absent: Ed White

Also Present: Jennifer Gomez of American Property Management Services and one unit owner

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

Call to Order: The meeting was called to order at 6:30 PM by Ray Gonzalez.

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

Approval of Minutes: On a MOTION by Bill Senkevich, seconded by Lera Brial to approve the minutes of March 24, 2010 as corrected. Approval was unanimous.

Treasurer's Report:

Michelle Boughton reported on the following that over \$2,000 has been spent y-t-d on mailbox repairs.

Manager's Report:

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

On a MOTION by Michelle Boughton, seconded by Chris Barnabee, the manager is directed going forward to assess violations based on the documents and mail out letters with a 30-day time frame for correction with a copy to the Board.
Approval was unanimous.

On a MOTION by Bill Senkevich, seconded by Chris Barnabee, legal staff is to be directed to file a Motion to Compel on the two oldest collection-foreclosure accounts. Approval was unanimous.

On a MOTION by Bill Senkevich, seconded by Lera Brial, all accounts past due on the 2010 dues should be sent a third notice with late fees and interest applied. Approval was unanimous.

President's Report:

Ray Gonzalez reported on the following:

- A. The standard operating procedure for all future board meetings should be run through Robert's Rule of Order.
- B. The findings on Sherwood Park "forest" are that it is not a preserve and that there is the potential to bush hog the area in order to clean out all the brush.

Committee Reports:

Architectural Review Committee – Six owners have submitted upgrade requests since the last board meeting and all have been approved

Old Business: None.

New Business:

A. Paint Peeling from Light Fixtures on Mailboxes – Ray Gonzalez read the letter from Lykins Signs' Insurance Carrier which requested more specific information pertaining to the peeling of the fixtures. Ray Gonzalez will work with Lykins directly on this matter.

B. Collection of Overdue Statements – See Treasurer's Report above.

C. Website Maintenance

On a MOTION by Bill Senkevich, seconded by Michele Boughton, Susan Connell will be the Board website liason. Approval was unanimous.

On a MOTION by Bill Senkevich, seconded by Susan Connell, additional website items to be included are agendas and manager's reports with updates to be sent the 2nd and 4th Wednesdays of every month. Approval was unanimous.

D. Internet Access from Security System

On a MOTION by Michele Boughton, seconded by Lera Brial, a proposal not to exceed \$600 will be accepted to bury the Comcast cable underneath the sidewalk with Ray Gonzalez to oversee the project. The motion was passed with Bill Senkevich voting no.

E. Capital Improvements to the Clubhouse and Park – Michele Boughton presented a proposal of items to be repaired/replaced at the clubhouse as assessed by Jim Boughton to include the doors and locks for the bathrooms, the bathroom vanities, toilet paper dispensers, painting of the walls, replacement of the storage doors, the addition of chairs, access to second handball court and repair of gate as well as landscaping enhancements. Ray Gonzalez will take this suggestion and form a scope of work by which he will interview contractors to complete the work.

A MOTION was made by Bill Senkevich, seconded by Chris Barnabee to purchase six chaise lounges from Leisure Furniture. Approval was unanimous.

F. Reservation of Park for Private Use

A MOTION was made by Bill Senkevich, seconded by Lera Brial, stating that if you want to use the park, pool, etc. for a party, you have the right to do so as an owner so long as you clean up afterwards. Approval was unanimous.

Next Meeting Date – The next meeting will be held on Wednesday, May 19, 2010 at the North Collier Government Services Center on Orange Blossom Drive.

Adjournment:

The meeting was adjourned at 8:30 P.M.

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