

VICTORIA PARK II PROPERTY OWNERS ASSOC., INC

Meeting Date: June 16, 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, , Ray Gonzalez, Lera Brial, Chris Barnabee, ,
Patrick Fabbrini

Directors Absent: Michelle Boughton, Susan Connell, Ed White

Also Present: Jim Gibson of American Property Management Services and one unit owner

Certify Quorum: A quorum is established

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: MOTION by Bill Senkevich, seconded by Lera Brial to approve the minutes of May19, 2010 as corrected. Approval was unanimous.
Correction; under managers report, it should read, Ray Gonzalez and Jim Gibson met with contractors regarding pool area repairs.

Treasurer's Report:

None

Manager's Report:

Violations report: Jim Gibson reported that 26 notices had been mailed. There have been six people who have called and indicated that they are in the process of taking care of their lawns. Most have landscape companies that are set to replace the lawns later this month.

By consensus the board requested that the manager send a second letter telling residents that while we do not wish to turn this over to an attorney for further action, unless we have assurances that the property will be brought up to acceptable standards, action will be taken.

Delinquencies report: Mrs Darr presented a receipt showing she had paid the mailbox assessment on time.. Motion by Bill Senkevich, second by Cris Barnaby to waive the \$36.60 listed as delinquent on her account. Motion passed unanimously.

Status of all collection items at the office of Attorney Lupo were reviewed. The board decided that it was not practical to foreclose ourselves and will only place liens on the homes.

Pool house repairs: Ray Gonzalez reported on proposals by Elias Brothers in the amount of a approximately \$9,000. Ray also had a verbal commitment from Brown Handyman service to do the job for \$1780 labor plus materials. A written proposal will be forwarded to the board when received.

Motion by Bill Senkevich, second by Lera Brial to accept the proposal from Brown. Ray is authorized to make a decision on purchase of materials by the association or the contractor. Once the written proposal is received it will be forwarded to the entire board.

Mail box repair: Motion by Bill Senkevich, second by Tom Presti to accept the proposal from the Service Group to repair the 36 mailboxes as as per the proposal. Total cost is \$554 for the mailbox repair. Passed unanimously. (proposal attached).

President's Report:

Ray Gonzalez gave general comment

Architectural Review Committee – Lera reported that there had been four requests of the ARC. All have been approved. ARC approvals attached.

Old Business:

None

New Business:

Management will have a dead palm at the entrance removed.

The board requested that the Property Manager send the board a list of owner's addresses so the board members can review it and try to identify owners who do not live in VPii, so we can get correct addresses for them.

Next Meeting Date – The next meeting will be held on Wednesday July21,2010 at the North Collier Government Services Center on Orange Blossom Drive.

Adjournment:

The meeting was adjourned at 7:30 P.M by concensus

James G. Gibson
CAM of American Property Management Services.
Acting secretary
Revised minutes 6-18-10