

VICTORIA PARK II PROPERTY OWNERS ASSOC., INC

MINUTES

- Meeting Date:** July 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:** Chris Barnabee, Lera Brial, Patrick Fabbri, Ray Gonzalez and Tom Presti at the beginning; Michele Boughton and Susan Connell later
- Directors Absent:** Bill Senkevich
- Also Present:** Ray Gonzalez reported that Jim Gibson, the property manager, would not be present due to a medical emergency.
- Certify Quorum:** Five directors were present when meeting was called to order constituting a quorum
- Call to Order:** The meeting was called to order at 6:35 P.M. by Ray Gonzalez
- Proof of Notice:** Notice of the meeting was posted pursuant to F.S. 720
- Approval of Minutes:**
MOTION to approve by Ed White, SECONDED by Lera Brial, PASSED unanimously.

Treasurer's Report:

The financial reports had been previously provided by American Property Management (APM) via email. There were no questions from the Board.

Michele Boughton reported that she has questions into Lena, APM's bookkeeper, regarding the tracking of shared expenses with Victoria Park I POA. She will follow up.

She also had questions regarding the need for the recent acquisition of 15 pool keys since there were 15 pool keys among the records turned over by the previous manager. Ray Gonzalez reported that Jim Gibson had reported that he had given away keys to residents who had indicated that they had never been given any. After some discussion, the consensus among directors was that no keys are to be given unless paid for and that the property manager should be instructed to invoice the individuals who were given keys by Mr. Gibson.

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She also reported that the accounts receivable stood at approximately \$30,000.

Comments from Community:

None

Manager's Report: (partially given by Ray Gonzalez in Mr. Gibson's absence)

Violation policy and procedure:

After some discussion, the consensus was against the imposition of fines but to instruct APM to continue to send notices indicating the remedies available to the Association pursuant to the Covenants such as the placement of liens on properties for remedial work. An article in the upcoming Newsletter will ask for volunteers to help those in violation of the covenants but unable to fully pay for the repairs.

Delinquency report:

Possible collection procedures were discussed. No efforts to foreclose the existing liens by the attorney should be made but APM should continue to send out statements but including verbiage to the effect that payment plans can be accepted. Chris Barnabee MOVED that settlement offers be made waiving interest charges if payment of the principal amounts is made in full within 60 days from the invoice date, that all interest charges be waived from all accounts when the amounts due are strictly interest charges and, further, that credit be given for any interest charges paid against next year's assessments. SECONDED by Michele Boughton and PASSED unanimously.

Pool house repairs:

Ray Gonzalez reported that he had contacted the contractor who had indicated that the doors had been fabricated and that he would begin work soon. However, some time has elapsed and no action has been taken. The contractor will be contacted again but directors indicated that they would investigate the availability of other contractors to do the work.

Five new lounge chairs were delivered.

Mail box repairs:

Ray Gonzalez reported that the maintenance costs continue even when handled in groups by APM's maintenance man to avoid travel costs. Some repairs have required skills beyond those of APM's staff and electricians have been called in. In one case, the electrician has not been able to find the problem although he has indicated that he would not charge unless he is able to find and fix the problem. This case illustrates the scope of both the current problems and the increase in magnitude when and if all mailboxes are connected to power.

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Experience to date indicates that the revenues generated by the current \$500 assessment would have to be increased next year to cover the maintenance of the mailboxes. The consensus from the Board was that it should consider amending the covenants to place the responsibility of maintenance on the residents. Ray Gonzalez volunteered to write an article for the Newsletter on the issue.

President's report:

General comments:

None other than those already reported.

New law on collections from renters/delinquent units:

An article in the Naples Daily News was discussed as a tool to aid collections. Ray Gonzalez will contact an attorney who specializes in this matter and report to the Board.

Committee reports:

Architectural Review Committee:

No reports

Old Business: None

New Business:

Lera Brial will prepare the Newsletter for distribution during August. It will be hand-delivered on, not in, the mailboxes.

Ray Gonzalez is to ask APM to contact County Utilities Department to inquire if a device can be placed on either the meter box or the curb stop for the Pool House to prevent the reoccurrence of the vandalism which took place recently.

Next Meeting Date: August 18, 2010

Adjournment: MOTION by Michele Boughton, SECONDED by Tom Presti, PASSED unanimously.