
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

MINUTES

Meeting Date: August 18, 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: Thomas Presti, Michele Boughton, Ray Gonzalez, Lera Brial, Chris Barnabee, Susan Connell. Ed White, Patrick Fabbrini

Directors Absent: Bill Senkevich

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: On a MOTION by Lera Brial, seconded by Susan Conell to approve the minutes of July21, 2010 as revised. Approval was unanimous.

Treasurer's Report:

There was no treasurer's report as the financial report had just been received.

Manager's Report:

Jim Gibson reported on the ability of the board to deny amenity privileges for owners over 90 days delinquent. Because of the way our amenities are set up, it would be very difficult to police this. The delinquency report was discussed and it was noted that there are 31 delinquents over \$100.00. There was a motion by Ed White to send a letter to all delinquent accounts over \$100.00 indicating that if accounts are not paid up by October 1,2010 a lien will be put on the property. Seconded by Lera Brial, aproval was unanimous.

There was discussion of what action should be taken with violation notices sent out. By concensus, it was decided to send a certified letter indicating that the association will send someone to correct the violation and charge the unit owner if not corrected.

There was a motion by Michele Boughton to have a detailed report on violation letters to be sent on properties which had 50% or more weeds. There was no second, motion dies.

Revision to minutes: Motion by Michele Boughton ,seconded by Bill Senkevich: Property manager is instructed to continue giving action report on violations and actions taken on a monthly basis. Voting nay Ed White, voting yea,all others, motion passes.

CCTV was discussed . Comcast has been contacted to bury the cable and should do that on Friday 8-27

President's Report:

Ray Gonzalez reported on the following:

By concensus, distribution of the news letter will be done by Lera's son . A letter from the Sheriff will be included with the news letter.

New keys to the store room areas were given out

The latest amendment is in the hands of the attorney for filing

There was a motion by Ed White to fix the fans in the pool house bathrooms to run during daytime hours. Seconded passed unanimously

There was a motion by Michele Boughton to cancel the irrigation company contract, seconded by Tom Presti motion carried unanimously.

Property manager has been instructed to discontinue all maintenance of mailbox assemblies pending response from the community on the straw poll

Ray suggested that to save on legal fees, the association would file their own liens.

It was noted that the fence around the pool motors and chemical vats has been completed

By concensus, the property manager was authorized to seek bids for additional work on the pool house area as outlined in the email by Ray Gonzalez. (See attachment A).

Ray Gonzalez is authorized to approve additional mulch and landscaping for the beds around the pool to the extent of the current budget.

Committee Reports:

None

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Old Business:

None

New Business:

None

Next Meeting Date – The next meeting will be held on Wednesday, September 15, 2010 at the North Collier Government Services Center on Orange Blossom Drive.

Adjournment:

The meeting was adjourned at 7:55 P.M. by concensus

James G. Gibson

CAM of American Property Management Services.

Acting secretary

Minutes accepted as revised, 9-15-2010