

---

# VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

---

## MINUTES

**Meeting Date:** September 15, 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, Ed White

**Directors Absent:** Patrick Fabbri, Susan Connell

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

---

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

**Call to Order:** The meeting was called to order at 6:35 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:** Revision to minutes of August 18,2010: On a 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. Ed White voted nay the rest voted yea, motion passes. Motion by Lera Brial, seconded by Michele Boughton, to approve the minutes as revised. Motion passes unanimously

### **Treasurer's Report:**

Michelle Boughton reported on the following : Mailbox repairs have cost \$3,564 so far this year. Pool repairs and associated expenses have been over \$11,000. We have over \$29,000 in bad debt expenses to date.  
Motion by Ed White, seconded by Bill Senkevich to accept the report as presented. Passed unanimously

### **Manager's Report:**

Discussion of spread sheet information. Those units that appear on the violation report that also have liens on the property will be identified.  
Discussion of CCTV. It was decided that only the property manager will have access to the system and will check the system at least once a week to see that it is working properly. Preferably on Thursday.  
Mail box repairs: Ed White gave a report on the results of the straw poll regarding maintenance of mailboxes. The majority of the respondents ( 9 ) wanted to take care of repairs themselves.

Motion by Bill Senkevich, seconded by Cris Barnabee, Repair mailboxes that have been reported as needing paint, bulbs, door screws etc. Voting yea, Ray Gonzalez, Michele Boughton, Ed White, Lera Brial, Bill Senkevich, Cris Barnabee. Voting nay, Tom Presti, motion passes.

Motion by

Ed White, seconded by Lera Brial. The board is to draw up an amendment to the covenants, to require homeowners to handle repairs of mailboxes themselves.

Voting nay, Bill Senkevich, Ed White. Voting yea, Tom Presti, Cris Barnabee, Michele Boughton, Ray Gonzalez, Lera Brial. Motion passes.

Cris Barnabee volunteered to work on the wording of the amendment. Bill Senkevich and Ed White volunteered to assist Cris.

Motion by Michele Boughton seconded by Tom Presti; **the amendment should read**, not to require homeowners to have power from home to mailbox. Voting nay, Ed White, Bill Senkevich, Cris Barnabee. Voting yea, Lera Brial, Michele Boughton, Tom Presti, Ray Gonzalez. Motion passes.

### **President's Report:**

Ray Gonzalez reported on the following: Hiring a collections attorney-tabled  
Proposals for pool house area repairs. 3 proposals were presented to the board:

Zanette Construction--\$7,770.00

The Service Group--\$894.00 (does not include painting of the roof).

Dennis Brown Handyman Service--\$1,075.00.

Motion by Bill Senkevich, seconded by Cris Barnabee to accept the proposal from Dennis Brown.

Motion passes unanimously.

,

### **Committee Reports:**

ARC Committee:

New roof-1090 Nottingham—approved

Garage door replacement—1450 Nottingham--approved

### **Old Business:**

None

### **New Business:**

Gate entry repair

Dock repair

**Next Meeting Date** – The next meeting will be held on October 20, 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, Jim Gibson CAM of American Property Management Services.*

Acting Secretary

Revised minutes 10-20-2010