
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

SPECIAL MEETING OF MEMBERSHIP MINUTES

Meeting Date: November 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, Patrick Fabbrini, Susan Connell

Directors Absent: none

Also Present: Jim Gibson of American Property Management Services and numerous unit owners

Certify Quorum: Nine 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. Discussion of the proposed amendments to the documents was held while proxies and in attendance voting forms were tabulated. Votes were counted by Manager Jim Gibson, assisted by Cris Barnabee and Patrick Fabbrini. Tabulation of votes was as follows:

Amendment for mailboxes.

Ballots cast 85

Option 1—13

Option 2--- 18

No change 54

Amendment fails. Mailbox maintenance will remain the responsibility of the association

On the vote to reallocate the funding of reserves from the straight line method to the cash flow (pooling) method.

71 votes for

11 no

Pooling method of reserves passes.

Next Meeting Date – November 15,2010 Board of Directors meeting immediately following the special members meeting

Adjournment:

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

Minutes submitted by, Jim Gibson CAM of American Property Management Services.

Acting Secretary

revised

Instructions:

1. Fill in your address in line 1 and line 2 if you wish to designate an alternate proxyholder.
 2. Check off your vote for the proposed resolutions.
 3. Insert the date of signing.
 4. Sign the proxy
-

LIMITED PROXY

The undersigned, owner(s) or designated voter of Unit, (your address) _____
_____, Naples, FL 34109 in **Victoria Park II**, _____ appoints
_____ (PRINT NAME OF PROXYHOLDER) or if I have not
appointed a proxy above, I hereby appoint the President of the Association as my proxy holder to attend
the Special Meeting of the members of Victoria Park II Property Owners Association, Inc., to be held on
November 15, 2010, at 6:30PM at the North Collier Government Service Center. Orange Blossom Drive
(west of the Library) Naples, Florida. The proxy holder named above has the authority to vote and act for
me to the same extent that I would if personally present, with power of substitution, except that my proxy
holder's authority is limited as indicated below. THIS IS A LIMITED PROXY FOR THE ISSUE(S) LISTED
BELOW, IT WILL BE USED AS A GENERAL PROXY TO ESTABLISH QUORUM AND FOR VOTES ON
PARLIAMENTARY AND PROCEDURAL ISSUES.

GENERAL POWERS: (You may choose to grant general powers, limited powers or both. **Check
"General Powers" if you want your proxy holder to vote on other issues which might come up at
the meeting and for which a limited proxy is not required).**

_____ I authorize and instruct my proxy to use his or her best judgment on all other matters which
properly come before the meeting and for which a general power may be used.

**LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE(S), YOU
MUST INDICATE YOUR PREFERENCE IN THE BLANK (S) PROVIDED BELOW). IF YOU DO NOT
PERSONALLY VOTE ON THE ISSUE(S) LISTED BELOW, YOUR PROXYHOLDER WILL NOT HAVE
THE AUTHORITY TO VOTE FOR YOU.**

**I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN
REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:**

**1. _____ CURRENT LANGUAGE DECLARATION LANGUAGE REGARDING MAILBOXES AND
LAMP POSTS**

8.18 Mailboxes, Lamp Posts.

The Association has provided uniform mailbox assemblies for all Parcels which include pre-wired light
fixtures, light bulbs and photocells. The mailbox assemblies shall be maintained, repaired and/or
replaced by the Association at its sole discretion or as otherwise provided herein. By April 1, 2011 or
when a parcel is sold, whichever occurs first, Owners are required to extend power to the assemblies to
energize the light fixture provided, however, that all permitting and initial construction cost and power
costs are borne by Owners. The Association shall replace burned out light bulbs and malfunctioning
photocells as part of its maintenance obligations, as well as replacing entire assemblies that are
damaged, except where such damage is the result of the intentional or negligent act of the Owner or his
agents.

PROPOSED AMENDED LANGUAGE, VERSION 1 - MAINTENANCE BY OWNERS, UNPOWERED MAILBOXES (additions are underlined and deletions are struck through)

8.18 Mailboxes, Lamp Posts.

The Association has provided and maintained uniform mailbox assemblies for all Parcels which include, but are not limited to, pre-wired light fixtures, light bulbs, mailboxes, street address signs, posts, supporting foundations and photocells. Beginning on the date on which this amendment takes effect, the entire ~~The mailbox assembly shall be maintained, repaired and/or replaced by the Association at its sole discretion or as otherwise provided herein.~~ By April 1, 2011, or when a parcel is sold, whichever occurs first, Owners are required to extend power to the assemblies to energize the light fixture provided, however, that all permitting and initial construction cost and power costs are borne by Owners. The Association shall replace burned out light bulbs and malfunctioning photocells as part of its maintenance obligations, as well as replacing entire assemblies that are damaged, except where such damage is the result of the intentional or negligent act of the Owner or his agents. the Owners of the parcel to which the mailbox assembly is attributable provided, however, that strict uniformity is maintained. To facilitate the Owners' maintenance responsibility, the Association will generate and publish on its website a list of the specifications and sources of repair parts and maintenance supplies. This list shall also be kept and maintained by the Association's property manager and available to all residents at no cost upon request. Furthermore, as of the effective date of this amendment, both the extension of power to the mailbox assemblies and the energizing of the light fixtures shall be optional.

PROPOSED AMENDED LANGUAGE, VERSION 2 - MAINTENANCE BY OWNERS, POWERED MAILBOXES (additions are underlined and deletions are struck through)

8.18 Mailboxes, Lamp Posts.

The Association has provided and maintained uniform mailbox assemblies for all Parcels which include, but are not limited to, pre-wired light fixtures, light bulbs, mailboxes, street address signs, posts, supporting foundations and photocells. Beginning on the date on which this amendment takes effect, the entire ~~The mailbox assembly shall be maintained, repaired and/or replaced by the Association at its sole discretion or as otherwise provided herein.~~ the Owners of the parcel to which the mailbox assembly is attributable provided, however, that strict uniformity is maintained. To facilitate the owners' maintenance responsibility, the Association will generate and publish on its website a list of the specifications and sources of repair parts and maintenance supplies. This list shall also be kept and maintained by the Association's property manager and available to all residents at no cost upon request. Association at its sole discretion or as otherwise provided herein. By April 1, 2011 or when a parcel is sold, whichever occurs first, Owners are required to extend power to the assemblies to energize the light fixture provided, however, that all permitting and initial construction cost and power costs are borne by Owners. The Association shall replace burned out light bulbs and malfunctioning photocells as part of its maintenance obligations, as well as replacing entire assemblies that are damaged, except where such damage is the result of the intentional or negligent act of the Owner or his agents.

Vote to Approve _____
VERSION 1 _____

Vote to Approve _____
VERSION 2 _____

Please note: You may only vote for ONLY one proposed language version. Votes for more than one version will be invalid. Place a check mark next to the version of the amendment you are voting for. If you do not want to amend the current language, do not mark either version.

2. Additionally, you are asked to vote on the method of using the reserve/replacement funds. The present system is called a straight line method in which reserve/replacement accounts are funded for specific non-recurring capital expenditures such as roofing, paving of parking lots and tennis courts, pool and pool deck resurfacing, irrigation pump and well, etc. These funds can only be used for the items for which the accounts are set.

The proposed cash flow/pooling method to fund reserve/replacement accounts allows for the aggregation; i.e. "pooling", of anticipated capital expenses into one account from which listed replacement projects can be funded while keeping adequate funding. The yearly contributions are based on a study of the anticipated cost of the improvements and their economic life. The main advantage of the pooling method is added flexibility and support of community needs while maintaining contributions as low as possible.

Vote to reallocate reserve funds collected through fiscal year 2010 from the "straight line" reserve funding method to the "cash flow" ("pooling") method.

YES _____

NO _____

Date: _____, 2010

Signature(s) of Owner or Designated
Voter

Print Name(s)

=====

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxy holder above, designates _____ to substitute for me in voting the proxy set forth above.

Signature of proxy holder Date: _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.