
VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

MINUTES

Meeting Date: December 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, Michele Boughton, Ray Gonzalez, Lera Brial, Chris Barnebee, Ed White,

Directors Absent: Patrick Fabbri, Susan Connell, Thomas Presti

Also Present: Orlando Miserandino of American Property Management Services

Certify Quorum: Six members were present thereby establishing a quorum.

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 prior meeting minutes:

10/20/2010 Minutes – Bill Senkevich made a motion to approve the minutes; the motion was seconded by Ed White and carried unanimously. 11/15/2010 Special Meeting Minutes – Ed White made a motion to approve the minutes; the motion was seconded by Bill Senkevich and carried unanimously. 11/15/2010 Regular Board Meeting – Bill Senkevich made a motion to approve them with one addition “the Board decided to use \$ 12,000.00 vs. \$ 4500.00 as suggested by the manager”; the motion was seconded by Lera Brial and carried unanimously.

President’s Report: Ray Gonzales reported that he had corresponded with attorney about several aspects of the Association including enforcement of bylaws, Board members liability, delinquencies, etc. He also reported that there is a wooded common area behind tennis court that is in need of clean up. Mr. Gonzalez will be requesting an estimate. It was approved to post a draft of Board meeting minutes 7 days after the meeting date; property manager to forward them to webmaster.

Treasurer’s Report: Nothing to report at this time. The Association treasurer requested the property manager to contact cleaning services vendor and inform that payments will only be submitted after services are provided and not in advance. She also requested a report of payments made to the landscaper. Michele Boughton informed that Victoria Park I representatives will attend our next BOD meeting as guests to discuss mutual “problems”

Manager’s Report: Attached.

Old Business: Attached, included with managers report. Ray Gonzalez and Bill Senkevich also reported about the electrical issues at the main entrance.

Budget Approval: Bill Senkevich made a motion to approve the 2011 budget, the new annual fee will be \$ 550.00 per unit owner, and the motion was seconded by Chris Barnebee and carried unanimously.

Cash Basis Accounting Vs. Accrual: Property Manager explained that they will internally prepare the reports in cash basis as requested by the Board but FL Statutes requires the Association to prepare financials using accrual basis and not cash basis. Cash Basis = Income & Expense only get recorded when received or paid.

Next Meeting Date – January 19, 2011.

Adjournment:

The meeting was adjourned at 7:50 P.M.

*Minutes submitted by, Orlando Miserandino.
Acting Secretary*

APPROVED MINUTES