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# VICTORIA PARK II PROPERTY OWNERS ASSOC., INC.

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## MINUTES

**Meeting Date:** April 20, 2011   **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:** Ray Gonzalez, Drew, Thomas Presti, Michele Boughton, Don Landers  
**Directors Absent:** Chris Barnebee, Ed White

**Also Present:** Orlando Miserandino of American Property Management Services

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

**Call to Order:** The meeting was called to order at 6.40 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:** 2/19/2011 & 04/01/2011 Minutes – Michele Boughton made a motion to approve both minutes; the motion was seconded by Ray Gonzalez and carried unanimously.

**President's Report:** Mr. Gonzalez reported on the common area that needs clean up. Eagle's nesting season is ending very soon so work could start right away. The President of the Association met with the certified and licensed vendor who gave him 2 options for the cleaning for the area in question: hand & mechanical cleaning. Hand does not permit, mechanical does require permit that will cost \$ 250.00. Cleaning by hand is very costly and most likely not an option. Performing the services mechanically will cost \$ 3,500.00, stumps are included and exotics will be killed. \$ 250.00 will be the charge for the following years. Mr. Gonzalez also reported on mailboxes, he distributed a report that will be used by the vendor in charge of repairing the mailboxes. M

**Treasurer's Report:** Treasurer reported on the delinquencies situation which was discussed at length by the Board with participation and input of the property manager. Orlando was asked what has the new collection's attorney accomplished, it was responded that still waiting for records from previous attorney's office which will only be released after payment of past due amounts by the association. Mr. Gonzalez read an email response from Mr. Jeff Schelling, collections attorney about "old records" that are in need of transferring to him.

### **Old Business**

1. **Contracts to rebid** – It was decided not to rebid any of the current contracts at this time.
2. **Enforcement of power extensions to mailboxes** – Covered under president's report.
3. **Report on consultation with VP1 concerning Main Entrance** - Mr. Gonzalez informed that had difficult time contacting VP1 representatives but will get together with Bill Senkevich and elaborate a master plan which is supposed to be developed in phases; electrical issues will be priority number 1.
4. **Report on negotiations with R&A, RE: fees** – Manager reported that the 25% discount which was requested by the association was not accepted by Ms. Ashley Luppo, former collection's

attorney. She did offer a payment plan which was 75% to be paid immediately and the remaining TBD or a 5 % discount could be obtained. Mr. Gonzalez read the response from Ms. Lippo. With a motion by Don Landers and a second by Tom Presti, The Board unanimously decided to pay 75% of the total past due amount which is approximately \$ 14,000.00. Manager was requested to cut the check.

## **New Business**

### ***Report on delinquent accounts, particularly those which have not paid the \$550 2011 assessment***

After extensive discussion and a motion by Michele Boughton and a second by Don Landers, The Board unanimously approved to have Jeff Schelling proceed with demand letters and other legal actions.

It was reported that a unit owner requested a payment plan, she paid \$ 350.00. It was agreed not to send her to the attorney's office for collection.

**Other New Business** – Property Manager was instructed to allocate the remaining reserve funds to the operating account right now instead of doing monthly allocations, such funds will be transferred to a money market account. Manager was requested to have the landscape vendor clean the area by pump station by 650 Nottingham (flush with sidewalk. Property manager informed that had just received insurance renewal paperwork which was presented it was also given an alternate proposal which could save approximately \$ 1,100 for same coverage. Manager also informed that “pool house” was never insured and had obtained a quote to include it at a cost of \$ 1,180.00 after extensive discussions about this matter; the board requested the property manager to get extra quotes and lower the coverage and not include the pool house as it has never been insured. It was also informed that the coverage was ending in 24 hours.

**Next Meeting Date** – May 18, 2011.

### **Adjournment:**

The meeting was adjourned at 8:45 P.M.

*Minutes submitted by, Orlando Miserandino.*  
Acting Secretary