



cambridge

Property Management of Southwest Florida

## MINUTES OF THE BOARD MEETING

### Victoria Park II

January 25, 2012

BOARD MEMBERS PRESENT: Ray Gonzalez  
Chris Barnabee  
Michele Boughton  
Drew Attanassio  
Donn Landers

BOARD MEMBERS ABSENT: Tom Presti  
Ed White

ALSO PRESENT: Jeannine Hedberg, Jim Farese CAM - Cambridge Management,

CERTIFY QUORUM: Five Board Members were present to establish a quorum.

CALL TO ORDER: Ray called the meeting to order at 6:40 PM.

PROOF OF NOTICE: The notice of the meeting was posted in accordance with section 720 of the Florida Statutes, as well as mailed to all Homeowners in accordance with Florida Statute.

GUEST: Tim Grey and Rob Hoppenstedt from Victoria Park 1 were in attendance and presented a landscape plan for the front entrance. After discussion with the Board, he will revise it and bid it out.

MINUTES APPROVAL:

**A Motion was made to approve the minutes from the December meeting amended to show it was Chris not Drew on the Attorney interview committee.**

**MOTION: Chris**

**SECOND: Drew**

**Motion carried**

TREASURER'S REPORT: Michele reported on the Financials. The Association is doing well, and will end the year with a \$35,000 surplus.

MANAGER'S REPORT: Jim Farese reported that:

- Cambridge Management has had several problems with vandalism at the pool bathrooms. We also had several complaints about the ice cream truck, kids riding golf carts and general nuisances during the holiday season. We also received complaints

regarding the use of b.b. guns at the park bird droppings on the dock and wanting a stop sign at the corner of Hidden Harbor.

- The Board said that the streets are County jurisdiction and any golf cart or other complaints in the streets be directed to the Sheriff. Also, the Sheriff should handle the b.b. gun issue. The DOT should be consulted if a resident wanted a stop sign installed.
- We will try something on the dock to keep the birds off of it.

• **OLD BUSINESS:**

1. **Entrance Landscape Plan** – Victoria Park 1 is revising the plan and getting bids. They will pay 1/3 the cost.
2. **Mail Box Repairs** – Scott Frasher states he is almost done and has about another week's worth of work. He will then go out at night and make a list of the boxes that are not connected to electric. He will also need to change the colored bulbs back to the white ones. The Board agreed to pay the Lykins bill for a new mailbox.
3. **Sodding Park** – The landscapers are monitoring this and are trying to rehabilitate the lawn at the park.
4. **Hidden Harbor Entrance Renovation** - The island has been prepared and we are waiting for the green shells to be delivered.
5. **Holiday Decoration Update** - We will bid out the holiday decorations for next season.
6. **Collection Issues** – We have not been able to get the files from Schelling as he wants his final payment. We will need to bring an new attorney on Board to handle the collections and possibly retrieve the files.

**A Motion was made to pay Schelling \$4,830 and deduct \$700 held by Schelling on one account and \$500 on another. The payment is a 50% reduction in fees that will be passed on to the delinquent owners if paid in full or payment plan set up to pay by November 1. The owners need to make their intention known within 30 days.**

**MOTION: Donn**

**SECOND: Michele**

7. **Proposed Payment Plans** – Shannon Smith's offer was denied as insufficient. Andiorio was accepted at \$400 per month for 4 months. Ghirans was not accepted.

**NEW BUSINESS:**

1. **Annual Meeting** – As it stands there are 6 owners running for 7 seats thereby making an election unnecessary.
2. **Lump Sum Reserve Transfer** – The Board agreed to transfer \$30,000 excess operating into an interest bearing account. They also wanted the Reserves funded for the year.

**3. 2012 Past Due Owners** – Attached was a list of those owners who did not pay 2012. Intent to lien letters will be sent to anyone not paid by February 1.

**4. Other New Business** - Chris will work on a newsletter.

**There being no further business, the meeting was adjourned 7:45 PM.**

**MOTION: Donn**

**SECOND: Michele**

**Meeting adjourned.**

*Respectfully submitted,*

*Jim Farese*



**cambridge**

Property Management of Southwest Florida

## **MINUTES OF THE ORGANIZATIONAL MEETING**

### **Victoria Park II**

**February 22, 2012**



**BOARD MEMBERS PRESENT:** Bill Senkevich  
Chris Barnabee  
Michele Boughton  
Drew Attanassio  
Donn Landers

**BOARD MEMBERS ABSENT:** Ed White

**ALSO PRESENT:** Jim Farese CAM - Cambridge Management,  
Brandy Callahan – Cambridge Management

**CERTIFY QUORUM:** Brandy Callahan certified a quorum.

**CALL TO ORDER:** Jim Farese called the meeting to order at 7:45 PM.

#### **Election of Officers:**

**Chris nominated Bill for President,  
Donn seconded,  
All in favor Bill Senkevich President.**

**Chris nominated Ed White for Vice President,  
Drew seconded,  
All in favor Ed White for Vice President.**

**Bill nominated Michele for Treasurer,  
Chris seconded,  
All in favor Michele Boughton Treasurer.**

**Bill nominated Chris for Secretary,  
Drew seconded,  
All in favor Chris Barnabee Secretary.**

We will set up a meeting to interview attorneys next Wednesday at either the Collier county building or Cambridge offices. Any Board member that can attend will be there.

**There being no further business, the meeting was adjourned 8:00 PM.**

**MOTION: Donn**

**SECOND: Michele**

**Meeting adjourned.**

*Respectfully submitted,*

*Jim Farese*