



## ***Victoria Park II***

# April 25th, 2012

BOARD MEMBERS PRESENT: Bill Senkevich  
Chris Barnabee  
Drew Attanassio  
Ed White

ALSO PRESENT: Jim Farese CAM - Cambridge Management,

CALL TO ORDER: Bill called the meeting to order at 6:35 PM.

MINUTES APPROVAL:

**A Motion was made to approve the minutes from the March 28 meeting.**

**MOTION:** Ed **SECOND:** Drew

**Motion carried 4-0.**

**TREASURER'S REPORT:** In Michele's absence, Jim Farese gave the report. Out of the 18 owners that had not paid 2012 dues, only 2 remain unpaid and were sent to the attorney to lien.

Checking Account:	\$75,431
Reserves:	\$123,497

**MANAGERS REPORT:** Jim reported on some maintenance issues. The lake aerator was repaired, the pool needed a new chlorinator, a new fan was installed in the men's room and the water fountain was repaired. The other water fountain outside the pool fence could not be repaired and unless we purchase a new one it is as good as it will be.

## **OLD BUSINESS:**

1. **Entrance Landscape Plan** – The board reviews two bids. They were not bid to the spec and will be contacted to re-bid. We are also waiting for two other bids. This was tabled until the next meeting.
2. **Mail box lighting** - the lighting inspection revealed 80 homes did not have the light illuminated. Some may be because the bulbs were burned out, others may not have been turned on, and others may not have wired it. Letters will go out to all advising that the lights need to be on from dusk till dawn. They will have 30 days to comply and a new inspection will be done. Any lights not on will be fined.
3. **Collection Issues** – The new attorneys have received all the files from Shelling and have reviewed them and taken action on some of the stalled foreclosures. We will get a status update for next month.
4. **Violations** – Management sent out 68 violation letters. Most were for poor lawn or landscape conditions. Jim Farese suggested we address the worst 4-5 by having them cleaned up and billing back the owners if not rectified within the 14 day period as provided in the documents. The Board will review all other violations and prioritize the worst 20 or so and address these first.

## **NEW BUSINESS:**

1. **Board Member Appointment** – Due to a vacancy on the Board, the Board Members will seek out an appointment.
2. **Insurance Renewal** – Jim presented the renewal policy. The premium was down from last year. We have also asked for a quote for an umbrella policy.

**A Motion was made to accept the renewal policy.**

**MOTION: Chris**

**SECOND: Ed**

**Motion carried.**

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

**MOTION: Ed**

**SECOND: Drew**

*Respectfully submitted,*

*Jim Farese*