

**MINUTES OF THE BOARD MEETING**  
**Victoria Park II**  
**August 28, 2013**



BOARD MEMBERS PRESENT: Bill Senkevich  
Steve Adamczyk  
Ed White  
Chris Barnabee

BOARD MEMBERS ABSENT: Drew Attanasio  
Michele Boughton

ALSO PRESENT: Jim Farese, CAM, & Ashley Williams, CAM- Cambridge Management

CERTIFY QUORUM: A quorum was achieved with four board members present.

CERTIFY PROPER NOTICE: Jim Farese confirmed the notice was posted in accordance with Florida State Law.

Bill called the meeting to order at 6:34 PM.

Meeting Minutes: Bill Suggested one changed to the minutes, under play equipment replace objected to discussed.

**A Motion was to approve the July 24, 2013 Meeting Minutes.**

**MOTION: Steve**

**SECOND: Ed**

**Motion carried.**

Owner Session:

- 781 Clarendon Court spoke about the painting of their house. Owner stated they weren't aware of the ARC application or process. Bill stated that the board would not override the Architectural Review Committee's decision. Emily Driscoll, one of the ARC members stated that if they applied, the color pallet would not have been approved.
- 761 Sandringham stated the fact that an ARC application should be submitted for roof replacement. Bill stated if the roof is the same color and material, no ARC is required.
- 9845 Sandringham spoke about his ARC application pertaining to the Pergola he installed on his property. He stated the reason for denial is invalid as it is not a structure. The Board disagreed and feels an ARC application is required. Bill stated the second complete ARC application that was requested on behalf of the Architectural Review Committee by Cambridge Management was still not submitted. The second application needs to have the county permit along with it.

Treasurer's Report: In Drew's absence, Bill gave the financial report.

OPERATING ACCOUNT: \$56,299.51  
RESERVES: \$113,184.93  
ARREARS: \$47,397.06

C781 has not replied to the attorney regarding the nonpayment of maintenance fees. In order to not accrue any more legal fees, Cambridge will send a payment plan letter to them.

**A motion was made to send a letter to the owners of 781 Clarendon in order to arrange a payment plan with the association. The owner will have 30 days to respond from the date of the letter.**

**Motion: Bill**

**Second: Chris**

**Motion Carried.**

Manager's Report:

- Jim reported the curb on Hidden Harbour has been painted with the reflective yellow.
- The Dock & deck were pressure cleaned.
- The electric lock for the pool gate will be installed this week.

Old Business:

- Regarding the house on Winchester Wood with the fence, the fence was only partially removed. White fence still remains up with 30ft. Cambridge Management will write a letter to ask when the remaining fence will be removed.
- Bill spoke about the ARC guidelines created by Emily Driscoll in the hopes of helping guide owners with the correct process and procedure. Board has taken home a copy of these guidelines to review, a copy will be sent via email to Michele and Drew.
- N830 will receive another letter regarding the painting of the house without approval.

**A motion was made to appoint Donn Landers to the Board for the remaining period of previous board member Peter Dowd's term.**

**Motion: Bill**

**Second: Ed**

**Motion Carried.**

New Business:

- Bill suggested thoughts for changing/revising the covenants :
  - o Clarify:
    - Power to the Mailbox
    - Play equipment
    - Basketball hoops
    - Fence vs. Screen

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- Take out type of breeds pertaining to dogs
- Emily stated the rusty “S” hooks at the park need to be replaced and asked if an extra baby swing at park could be added. Also, a standard green street sign needs to be ordered for Nottingham Dr.

There being no further business,

**A Motion was made to adjourn.**

**MOTION: Bill**

**SECOND: Ed**

**Meeting adjourned.**

*Respectfully submitted,*

*Ashley Williams, CAM*