

MINUTES OF THE BOARD MEETING

Victoria Park II September 25, 2013

BOARD MEMBERS PRESENT: Bill Senkevich

Steve Adamczyk

Ed White

Chris Barnabee Donn Landers Drew Attanasio

BOARD MEMBERS ABSENT: Michele Boughton

ALSO PRESENT: Jim Farese, 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:

A Motion was to approve the August 28, 2013 Meeting Minutes.

MOTION: Ed SECOND: Chris

Motion carried.

Owner Session:

- There was a request to fill in the bushes around the pool parking lot.
- There was a concern reported as to the unkempt rear yard of 751 York. Management will send a friendly letter to clean up the debris.
- There was a question as to how an owner can get a copy of the docs. They are on the website, Victoriapark2.com

Treasurer's Report: Drew gave the financial report.

Drew stated that we are doing better than expected for the year to date.

www.cambridgeswfl.com

OPERATING ACCOUNT: \$56,079
RESERVES: \$113,184.93
ARREARS: \$47.397.06

Managers' Report:

2335 Tamiami Trail N, Suite 402 Naples, FL 34103 Telephone (239) 249-7000 Fax (239) 262-5732 252 W. Marion Ave, Suite 123 Punta Gorda, FL 33950 Telephone (941) 505-7500 Fax (941) 505-7501 Jim reported that the push button gate opener was installed at the pool. An additional child swing was ordered.

OLD BUSINESS:

FENCE VIOLATION: Most of the fence was removed but the white fence is still across the side yard. We allow up to 6 feet as a shield for the a/c units and garbage barrels. We will inform the owner that the rest of the fence must go.

LAWN VIOLATIONS: Jim suggested that he do the follow up inspections for fines and make the recommendations to the Board at the next meeting.

ARC Violations:

781 Clarendon paint issue – The ARC did not receive a revised color request and the Board is with the ARC Committee that the color must be changed. The owners have requested to keep the color due to financial hardship. Bill stated that we have never received so many complaints about a color before and cannot allow it to remain.

A motion was made to offer the owners the option that the Association will pay to have the color changed and bill back the owners on a payment plan. A new ARC form must still be submitted with acceptable colors.

Motion: Bill Second: Ed

Motion Carried.

9845 Sandringham – Violation has not been corrected. The Pergola that was put up violated the out structure covenant. The ARC was asking for a permit that was supposedly applied for but not received. Management will follow up.

NEW BISINESS:

The 2014 Budget will be tabled until the October Meeting.

1009 Nottingham payment plan –

The owner made an offer that did not include the fines, late fees, interest and attorney costs.

A motion was made that we will accept a full payment to include the attorney fees and would waive the interest, late fees and fines but would need the payment by October 23.

Motion: Bill Second: Ed

Motion Carried.

There being no further business,

A Motion was made to adjourn.

MOTION: Ed SECOND: Drew

Meeting adjourned.

Respectfully submitted,

Jim Farese, CAM