

MINUTES OF THE BOARD MEETING

Victoria Park II October 30, 2013

BOARD MEMBERS PRESENT: Bill Senkevich

Steve Adamczyk

Ed White

Chris Barnabee Donn Landers Drew Attanasio Michele Boughton

BOARD MEMBERS ABSENT:

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 September 25, 2013 Meeting Minutes amended to show that 781 Clarendon had 14 days to reapply to ARC.

MOTION: Ed SECOND: Donn

Motion carried.

Treasurer's Report: Drew gave the financial report.

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

OPERATING ACCOUNT: \$50,288 RESERVES: \$113,222 ARREARS: \$41,479

There are some outstanding fines. We will send another warning and if no response we will file a lien.

Managers' Report:

Jim reported that the push button gate opener was installed at the pool.

www.cambridgeswfl.com

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 An additional child swing was installed and all new hooks were added to all swings.

There have been no mailbox inspections for several months. The contractor also has work orders that have been pending for several months. Jim suggests that if the contractor can't complete these repairs in a timelier manner, we should see about switching vendors.

OLD BUSINESS:

FENCE VIOLATION: Has removed the remainder of the fence and now is in complete compliance.

LAWN VIOLATIONS: Jim sent out several dozen warning and intent to fine letters. If there is no response, fines will be issued and hearings will be set up.

ARC Violations:

781 Clarendon paint issue – There has been no response to the demand letters for ARC revision.

A motion was made to have the attorneys send the first demand letter to comply with ARC violation, Steve will write pre suit mediation letter to enforce the paint guidelines.

Motion: Steve Second: Drew

Motion Carried.

9845 Sandringham – Violation has not been corrected or proper application received.

A motion was made to issue a \$1,000 and set a hearing date for 6pm on November 20.

Motion: Bill Second: Steve

Motion Carried.

ARC Guidelines

The final revisions were reviewed.

A motion was made to approve a Resolution accepting the ARC Guidelines as revised.

Motion: Steve Second: Drew

Motion Carried.

NEW BISINESS:

1009 Nottingham delinquency – The offer of settlement was rejected and have not received payment.

A motion was made to start foreclosure action on 1009 Nottingham for unpaid dues.

Motion: Ed Second: Steve

Motion Carried.

The 2014 Budget was presented by Drew. The fees will remain the same as 2013.

A motion was made to approve the budget draft for 2014.

Motion: Drew Second: Chris

Motion Carried.

There being no further business,

A Motion was made to adjourn.

MOTION: Ed SECOND: Steve

Meeting adjourned.

Respectfully submitted,

Jim Farese, CAM