



cambridge

Property Management of Southwest Florida

MINUTES OF THE BOARD MEETING

Victoria Park II

September 24, 2014



BOARD MEMBERS PRESENT: Steve Adamczyk
Ed White
Donn Landers
Michele Boughton
Drew Attanasio
Chris Barnabee

BOARD MEMBERS ABSENT:

ALSO PRESENT: Jim Farese, CAM, Cambridge Management

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

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

Steve called the meeting to order at 6:36 PM.

ARC approvals

At the ARC meeting, Lera Brial and Renee Moison of the ARC Committee approved the following:

- 9801 Chelford – roof
- 9814 Chelford – new windows
- 781 Clarendon – Landscape changes

Meeting Minutes:

A Motion was made to waive the reading and approve August 27 Board Meeting Minutes.

MOTION: Michele

SECOND: Drew

Motion carried.

OWNER SESSION: There were no comments.

Treasurer's Report: Drew reported that we are tracking on budget. All 2014 dues have been paid except for the one foreclosure.

Operating Account: \$67,199

Reserves: \$136,425

MANAGER'S REPORT:

The men's room toilet broke creating a bad leak. We were not planning on replacing the toilets in the bathroom remodel but had to change this one prior to the renovations.

We are having the sidewalks by the tennis courts and basketball court pressure washed.

The pole lights at the pool were painted by mistake, although they really needed to be painted. The original cost was \$600 but management feels we should offer \$300 since they were painted and would need to be shorty anyway.

OLD BUSINESS:

Pool House –the roof and building were painted.

The bathrooms were stopped due to needing a permit. The contractors are in the process of getting that and should be completed by next week.

Playground –the playground and playground mulch has been completed.

NEW BUSINESS:

Mulch – We will remove the 45 bags for the North entrance.

A Motion was made to approve the mulch installation without the North end.

MOTION: Donn

SECOND: Steve

Motion carried.

Reserve Study –

A Motion was made to have a Reserve Study done by GAB Robbins for between \$1,500 and \$2,000.

MOTION: Michele

SECOND: Drew

Motion carried.

Holiday Lights –The Board will put up the Holiday lights as in the past either late November or early December.

There being no further business,

A Motion was made to adjourn.

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MOTION: Steve

SECOND:Chris

Meeting adjourned.

Respectfully submitted,

Jim Farese, CAM