



cambridge

Property Management of Southwest Florida

MINUTES OF THE BOARD MEETING

Victoria Park II

November 19, 2014



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

BOARD MEMBERS ABSENT: Drew Attanasio

ALSO PRESENT: Jim Farese, CAM, Cambridge Management

CERTIFY QUORUM: A quorum was achieved with five board members were 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, Renee Moison and Emily Driscoll of the ARC Committee approved the following:

- 9715 Winchester –Pool, roof
- 8060 Hidden Harbor – paint
- 1530 Nottingham – paint
- 9814 Chelsea – well

Meeting Minutes:

A Motion was made to waive the reading and approve September 24 Board Meeting Minutes amended to show Ed was not present and GAB was not mentioned as the approved reserve vendor.

MOTION: Steve

SECOND: Donn

Motion carried.

OWNER SESSION: There were no comments.

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BUDGET ADOPTION:

Some changes were made to certain line items saving \$4,300.

A motion was made to approve the 2015 budget amended by rolling over \$10,000 surplus into next year's budget combined with the \$4,300 in savings from adjustments made to the budget and make a new line item for Pool Capital Improvements for \$14,300 for possible deck renovations to pavers.

MOTION: Steve

SECOND: Donn

Motion carried.

Treasurer's Report: Drew was not present and the Treasurer's report was tabled. Michele asked that we correct the arrears due to a fine being waived on one of the owners but still showing in the ledger. We will also send 45 day intent to lien letters to the other 2 owners carrying fine balances.

OLD BUSINESS:

Reserve Study –

A Motion was made to approve GAB Robbins quote to include measurements without the plans for \$2,750 and to include front island lighting. Front sign and dock.

MOTION: Donn

SECOND: Chris

Motion carried.

Holiday Decorating –management will send out an email asking for volunteers for the decorating at the front entrance Dec 6 at 9 a.m.

NEW BUSINESS:

Bids will be solicited for the pool deck pavers.

There being no further business,

A Motion was made to adjourn.

MOTION: Michele

SECOND: Steve

Meeting adjourned.

Respectfully submitted,

Jim Farese, CAM

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