

MINUTES OF THE BOARD MEETING <u>Victoria Park II</u> March 25, 2015

BOARD MEMBERS PRESENT: Michele Boughton

Donn Landers Chris Barnabee

Ed White

Drew Attanasio

BOARD MEMBERS ABSENT:

ALSO PRESENT: Jim Farese CAM, - Cambridge Management

CERTIFY QUORUM: A quorum was reached with 5 Board Members present.

We still did not reach quorum for the annual meeting and it will be suspended for another month to collect the necessary proxies.

Jim Farese of Cambridge Management certified the notice was duly posted.

ARC Approvals –A list was presented for the ARC approvals for the past month from the ARC meeting attended by Renee Moisan and Emily Driscoll, list attached.

A motion was made to approve the minutes from the January 28 Meeting.

MOTION: Donn Landers SECOND: Michele Boughton

Motion carried.

Treasurer's Report – Drew gave the report February 2015.

Cash operating: \$136,845

Reserves: \$130,173

Currently there are 12 units in arrears for 2015 fees.

A Motion was made to transfer \$25,000 from excess Operating into reserves.

MOTION: Drew SECOND: Donn

Motion carried.

OLD BUSINESS:

2335 Tamiami Trail N, Suite 402 Naples, FL 34103 Telephone (239) 249-7000 Fax (239) 262-5732

www.cambridgeswfl.com

252 W. Marion Ave, Suite 123 Punta Gorda, FL 33950 Telephone (941) 505-7500 Fax (941) 505-7501

MANAGER'S REPORT:

Jim Farese updated the Board on the violations and fine hearing. Due to the lack of a fine committee quorum, the hearing had to be canceled and will reschedule April 22.

OLD BUSINESS:

Pool Deck –Materials are ordered. We will need to remove the landscaping on the left side of the pool deck in preparation for the install.

Reserve Study –The Board reviewed the study provided by GAB Robbins. The Board was not satisfied with the report due to discrepancies and variations form the schedule set up a few years ago by the former President. The Board asked that Cambridge forward to Steve Adamczyk for review and input.

Appointment of Director –

A Motion was made to appoint Jaime Paine as a Director to fill one Board vacancy.

MOTION: Chris SECOND: Michele

Motion carried.

NEW BUSINESS:

Foreclosure for 610 York fine –The Board discussed the unabated violations for house painting, roof cleaning, broken light fixture, and lawn violation.

A motion was made to file a lien for the \$1,000 fine and then move to foreclose if violations are unabated.

MOTION: Ed SECOND: Donn

Motion carried

The Board asked management to get a copy of the recorded amendments from Steve Adamczyk.

There being no further business, the meeting was adjourned.

MOTION: Donn SECOND: Michele

Respectfully submitted,

Jim Farese, CAM