



MINUTES OF THE BOARD MEETING

Victoria Park II

April 22, 2015



BOARD MEMBERS PRESENT: Michele Boughton
Donn Landers
Janice Paine
Drew Attanasio

BOARD MEMBERS ABSENT: Ed White
Chris Barnabee

ALSO PRESENT: Jim Farese CAM, Mike Morrow- Cambridge Management

CERTIFY QUORUM: A quorum was reached with 4 Board Members present.

We were able to obtain a quorum for the annual meeting with 45 units accounted for and both rollover of excess funds and waiving the 2015 audit passed.

The Organizational Meeting was tabled until the full board was in attendance.

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 Emily Driscoll:

1409 N paint, driveway and front door

700 CL windows, lawn

Bill Furth, from Lake Masters was present to address the Board regarding the lake treatments. He stated all the chemicals used are approved for the purpose and not harmful to aquatic life. He did recommend another aerator and tubing. We will get a bid on that.

A motion was made to approve the minutes from the March 25 meeting with a correction to Janice’s name.

MOTION: Donn Landers

SECOND: Michele Boughton

Motion carried.

Treasurer’s Report – Drew gave the report March 2015.

Cash operating: \$127,882

Reserves: \$130,173 unchanged.

We are tracking on budget for most line items.

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We will notify the owners with small balances to pay.

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 May 27.

Jim suggested we consider paving the pool parking lot, or we will need some repairs as there are areas that are breaking up. We will get a bid for both.

OLD BUSINESS:

Pool Deck –We expect the pavers to be in mid-June and the work to start. The landscaping has been removed on the left side in preparation.

Reserve Study – Drew, Steve Adamczyk, and Jim Farese will set a date to meet and review the study with the Engineer to go over some inconsistencies and errors.

Board Vacancy –we will send out a blast email for Board Members and fine committee members.

610 Foreclosure – The Attorney advised that they should send out the 45 day intent to lien and foreclose. This is in progress.

NEW BUSINESS:

There being no further business, the meeting was adjourned.

MOTION: Donn

SECOND: Drew

Respectfully submitted,

Jim Farese, CAM