



MINUTES OF THE BOARD MEETING
Victoria Park II
July 29th, 2015



BOARD MEMBERS PRESENT: Janice Paine
Michele Boughton
Donn Landers
Ed White

BOARD MEMBERS ABSENT: Drew Attanasio
Chris Barnabee

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

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

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

Ed White called the meeting to order at 6:33 PM.

ARC Approvals – Renee Moison and Emily Driscoll reported the approvals attached. 1290 Nottingham appealed the rejection of their application due to incomplete information. They will resubmit with proper documentation.

MINUTES APPROVAL:

A motion was made to approve the minutes from the May 27 meeting as written.

MOTION: Janice SECOND: Ed

Motion carried.

Treasurer’s Report – In Drew’s absence the report was tabled. Jim Farese did report that our arrears are the lowest they have been in many years and all foreclosures have been rectified.

MANAGER’S REPORT:

Jim reported the pool pump was replaced under warranty. The graffiti was painted over at the handball court again. All broken mailboxes have been replaced/repared. The Board asked for the

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May, June and July mailbox inspections. There are also several lights that are never lit and management will follow up.

1230 Nottingham keeps parking on the lawn and a warning will be sent. We will also check into the number of occupants on the lease.

We will have the playground equipment checked for loose bolts or broken equipment.

The exit button on the pool gate is broken again. Management will instruct the vendor to put a better one in.

OLD BUSINESS:

Election of Board Officers –this was tabled until the full Board is present however we had a volunteer Mr. Kane of 1290 Nottingham to fill a vacancy on the Board and we will invite him to the next meeting for possible appointment.

Pool Deck – the new pavers were completed and look great. There was a comment that the pavers were hotter than the cement.

Reserve Study – Drew and Jim went over the Reserve Study and the changes were made. Drew and Jim feel it is acceptable. The recommendation is \$13,800 per year as opposed to the current \$11,000 contribution due to some higher estimates of replacement.

Pool Parking lot – the pool lot was patched at no cost and will be paved in October. The dock lot was seal coated.

NEW BUSINESS:

Handball Court –there were some suggestions as to a better use for the handball courts. Estimates were obtained for a patio and Gazebo but the cost was much higher than hoped. The matter was tabled.

Lake bug problem –We had several estimates and they were in the \$9,000 per year range. The Board felt this is only a seasonal problem and tabled the discussion.

ARC Procedure –Management wanted clarification of what was expected from our office for ARC applications. Management will collect the application and forward to the committee. If it is not complete it will not be accepted and the applicant must provide all documentation required.

New Water Fountain –the fountain outside the pool is very rusted and falling apart. We had this repaired and patched a few years ago but now it must be replaced or removed.

A Motion was made to accept the model suggested by management and have it replaced for up to \$1,000.

MOTION: Janice

SECOND: Donn

Motion carried.

Dumpsters/Storage pods –Management wanted clarification as to what can be kept on the property as far as dumpsters and storage pods, and what time frame. The Board agreed that storage pods are

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containers and should not be allowed. Dumpsters will be left up to the ARC approval process and time frame put in the approval.

There being no further business, the meeting was adjourned.

The next meeting will be scheduled for the 3rd Wednesday in September if the room is available. If so we will try to move the meeting dates to the 3rd Wednesdays.

MOTION: Donn

SECOND: Janice

Respectfully submitted,

Jim Farese, CAM