

MINUTES OF THE BOARD MEETING

Victoria Park II

April 27, 2016



BOARD MEMBERS PRESENT: Janice Paine
Chris Kane
Chris Barnabee
Bill Quincey
Donn Landers
Ed White

BOARD MEMBERS ABSENT: Drew Attanasio

ALSO PRESENT: Jim Farese CAM, - Cambridge Management

CERTIFY QUORUM: A quorum was reached with 6 Board Members present.

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

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

MINUTES APPROVAL:

A motion was made to approve the minutes from the February 24 and March 30, 2016 meetings as presented.

MOTION: Donn Landers

SECOND: Chris Barnabee

Motion carried.

Treasurer's Report –

The report was tabled due to Drew's absence.

OWNER SESSION:

There were concerns over dogs being allowed off leash. Our documents do not prohibit dogs off leash on the owner's property. If the dog is off the property the roads are county roads and would fall under County ordinances. Dogs are not permitted at the park or dock area. Management will get two No Dogs Permitted signs to install at each location.

The owner of 1360 Nottingham asked who would be responsible for the bulkhead/dock behind his home. Since the previous owner installed the dock, the current owner would be responsible for its upkeep or removal. He also asked that if he repairs it the dock would be for his private use. The Board agreed with this.

MANAGER'S REPORT:

Jim Farese reported that there have been complaints from owners about swimming lessons and tennis lessons being given at the pool and tennis court.

A Motion was made that no lessons of any kind be allowed on common property.

MOTION: Chris Barnabee

SECOND: Chris Kane

After Board discussion the Motion was denied.

A motion was made to require all lessons or training classes have prior Management and Board approval and at the direction thereof.

MOTION: Ed White

SECOND: Chris Kane

Motion carried.

OLD BUSINESS:

661 ARC Violation – The hedges that were required to shield the swing set at this residence have not grown as promised and do not shield the set. Since all Board Members were not familiar with this 2 year old issue, the matter was tabled for their review.

Lake Maintenance –Bill Quinsey addressed the matter and the research he has done regarding the health of the lake. He will speak with other lake vendors and review at the next meeting.

NEW BUSINESS:

Stop Sign Request – An owner submitted a request to have a stop sign installed on Nottingham at the playground. Since this is a County Road, the DOT must install this and there are certain requirements. The Board addressed this several years ago and the County denied the need for one at that location. If the owner wants to petition the County DOT, that would be their right. The Board will take no action at this time.

ARC Committee Procedures – It was agreed that Cambridge will receive the applications and forward to the committee. Since color does not scan that well, the actual paint color swatches will be provided.

There being no further business, the meeting was adjourned.

MOTION: Donn Landers

SECOND: Janice Paine

Motion carried.

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Respectfully submitted,

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