



cambridge
Property Management of Southwest Florida

Victoria Park II Homeowners Association, Inc.

May 19, 2022, at 6:00 p.m.

BOARD MEMBERS PRESENT:

President	Dennis (Denny) Bowers
Vice President	Ben Russell
Secretary	Mike Barns
Treasurer	William (Bill) Senkevich
Director 1	Brooke Austin
Director 2	Robert Lyons
Director 3	Kyle Vayda

CALL TO ORDER:

Denny Bowers called the meeting to order at 6:03 p.m.

CERTIFY QUORUM:

A quorum was reached with 4 Board Members present.

PROOF OF NOTICE:

Was posted at pool bulletin as per Florida Statute by Property Manager on May 17, 2022.

APPROVAL MINUTES OF APRIL 14, 2022, MEETING

Discussion was held on the minutes of the April 14, 2022, meeting.

MOTION: Motion was made by Ben Russell to approve the minutes of the April 14, 2022, meeting as submitted. Motion was seconded by Kyle Vayda. All in favor and motion passes.

STATE OF CAMBRIDGE:

- A) An introduction of the new Property Manager, Carmen Morales was mentioned and welcoming her to the team. Carmen moved to Fort Myers five (5) years ago and has been a Licensed Community Association Manager (LCAM) since 2005 in the state of Florida. Carmen has experience in Condo and Homeowner's Association management with a background in Paralegal Studies.
- B) Contract requirements & status of these items. Victoria Park II has not received financial reports per the contract. On May 16, 2022, Board received January to March financials
- C) Section J of Cambridge contract states weekly inspections at the property. Board would like to know date and time this is being done.

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REVIEW FINANCIALS:

Discussion was held on the state of the financials and delinquencies. As of the date of the meeting, there are two (2) owners that are delinquent. The Board would like to see action on these two (2) accounts to bring them current.

BANK SIGNATURE CARDS:

Discussion was held on the fact that there are new board members and Victoria Park II is not aware who the signors are on the bank accounts. Victoria Park II would like the signors to be the President and Treasurer.

MOTION: Motion was made by Mike Barns to have Dennis Bowers and William (Bill) Senkevich. Motion was seconded by Ben Russell. All in favor and motion passes.

WHO HAS THE ABILITY TO SIGN CHECKS RIGHT NOW?

Current signors on account are James Farese and Stacy Sanchez of Cambridge Property Management.

WHERE VIOLATION LETTERS SENT OUT? TO WHOM?

Discussion was held to see if Stacy mailed the violation letters and to whom. Sadly, there are no violation letters in the system or a list of violations.

PARK GATE:

Discussion was held that the pool gate has been damaged and opened for at least a few weeks. The Property Manager noticed this on May 17, 2022, and immediately contacted Cypress Access to repair the gate. Cypress Access advised the Property Manager that the lock that was installed by other vendor is an interior lock and not meant for exterior use. Lock needs to be replaced to an appropriate lock and the timer repaired to lock the pool at dusk. Property Manager will work with Cypress Access to get this gate fully operational.

ENTRY LANDSCAPING:

Board discussed the lack of plantings at the entryway and that this area needs new plants. The issue in that area is the lack of irrigation. The irrigation issue must be addressed first by Hector Mario Landscape before any new plants can be planted in that area. Work order to go to Hector Mario Landscape. Item pending.

POOL BATHROOM(S):

Board member contacted Property Manager to send someone to replace the timer inside the Women's Restroom as the light was on all the time. At the meeting, the Property Manager updated the residents that the timer for the Women's Restroom and Men's Restroom have been replaced due to failure to operate.



WHO IS THE CLEANING SERVICE? SHOULD WE RETAIN DIFFERENT SERVICES?

Discussion was held with regards to the janitorial services. The current janitorial service is Delta Property Maintenance. The Board is not satisfied with the current service provided by Delta and would like to get proposals for janitorial services. Item pending.

STATUS OF BURNT-OUT TENNIS LIGHTS

WAYFORWARD PLAN OF NEW CAMERAS

Discussion was held on adding more cameras. Location of additional cameras was not discussed. Currently, there are seven (7) cameras and the NVR onsite can only hold eight (8) cameras. Further discussion is pending with Cypress Access (vendor).

WAYFORWARD PLAN ON THE PLAYGROUND DEVELOPMENT

Discussion was held on the current condition of the playground. There are no plans currently to improve or replace playground equipment. The Board would like to address this in the future.

WAYFORWARD PLAN ON THE REDEVELOPMENT OF POT-SMOKING AREA DEMOLITION AND TENNIS COURT UPDATE?

ADDITIONAL DISCUSSION ITEMS?

Appfolio:

The Board would like Cambridge Property Management to send to the Board instructions on the use of Appfolio as soon as possible. The Board opened the floor to the members to see if they wanted to discuss any items on the agenda. No homeowner spoke at this time.

Letter of payment /statement:

Board would like to see Cambridge Property Management send out a letter to the residents to remind them of the payment except for those residents that are currently in collections.

PVC Fence:

It was discussed that there are twenty-five (25) homes that are grandfathered in that have PVC Fence. A detailed list must be created and updated.

Tennis Court Resurfacing:

The Board would like to have proposals for the resurfacing of the tennis court. Currently, there is a project in place to replace the fence surrounding the tennis court, but the tennis court does need to be resurfaced. The Board's position is that after the new fence is placed, that the resurfacing can take place.



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ADJOURNMENT:

With no business to discuss, the Board motioned to adjourn the meeting.

MOTION: Motion was made by Ben Russell to adjourn the Board Meeting. The motion was seconded by Mike Barnes. All in favor and motion passes. Board Meeting was adjourned at 7:09 p.m.

Respectfully submitted by,

Carmen Morales

Carmen Morales, LCAM
Cambridge Property Management

APPROVED