



**VICTORIA PARK II PROPERTY OWNERS' ASSOCIATION, INC.
APRIL 10, 2025 BOARD MEETING MINUTES**

Board members present: Mark Callis
Mary Kohlasch
Rick Newton
Bill Senkevich
Board members absent: Chanel Josephson
Stephan Mitchev
Patrick Quinn

Management Representative present: Victoria Whalen, CAM (substitute)

The meeting was called to order at 6:00 PM. A quorum of the board was verified, and the notice was posted in accordance with the Florida Statute requirements.

APPROVAL OF MEETING MINUTES:

- a. A motion was made to approve the March 6th project meeting minutes as presented.

MOTION: BILL SENKEVICH SECOND: MARK CALLIS ALL IN FAVOR

- b. A motion was made to approve the March 13th organizational meeting minutes as presented.

MOTION: BILL SENKEVICH SECOND: RICK NEWTON ALL IN FAVOR

UPDATE FROM ARC:

9909 Winchester was approved for a driveway expansion. Did not require a permit because the expansion was within his property boundary. 1230 Nottingham was approved for a privacy hedge and pool. 9825 Sandringham pending approval for pool and fence; committee requested modifications to meet requirements.

OLD BUSINESS:

- a. Park project status - Hoping to be completed over the next 6 weeks. There was feedback provided by attendees stating that the progress looks great.
- i. Courts - The materials to repair and resurface, the courts were delayed a little bit but were delivered earlier this week. Next step is repairing the ripples, dips and cracks.
 - ii. Fence - Fence was removed and disposed of. New fence will be the last thing to complete.

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- iii. Lights – Lighting portion is completed. The light poles were painted. One was loose so they tightened it, and two poles were missing caps so they replaced those. New light fixtures were installed. They are on a photocell but also on a timer to align with the time-change. Can be adjusted if needed.
- iv. Playground – Received preliminary proposal from Playmore. Revisions are needed. Mary obtained preliminary pricing from another company at a discounted rate as well. She will go back to them to obtain firm pricing on the project.

NEW BUSINESS:

- a. Monthly financials – Bill reported the prior month's financials are within the budget. We will soon be expensing a large amount of reserve money for the current and upcoming projects.
- b. Irrigation issues – There was an ongoing issue with the irrigation at the front entrance. It was connected to a repair taking place in Victoria Lakes, and after a meeting with Danielle, both communities' landscapers, and Victoria Lakes management company, the issue was identified and reconnected, and any necessary repairs noted will be completed. The grass should come back without needing replacement.
- c. FPL meter at dock – The FPL meter is missing at the dock and therefore the irrigation has not been working. Ongoing process to get it reinstalled. Mark Callis is heading the project with electricians and FPL.
- d. Upcoming projects – The board is requesting quotes for painting/refinishing coping around the pool; 2 new umbrellas for the pool area; quote to clean and repaint the handball court roof, and quote to clean the pool house roof. Mailbox lights are still on back order, need to further discuss at next meeting. Discuss options on how to maintain the preserve moving forward to avoid future large expenses.

With no further business, a motion was made to adjourn the meeting.

MOTION: RICK NEWTON

SECOND: MARY KOHLASCH

ALL IN FAVOR

Meeting adjourned 7:07 PM

Respectfully submitted by Victoria Whalen, Cambridge Management