



**VICTORIA PARK II PROPERTY OWNERS' ASSOCIATION, INC.
August 14, 2025 BOARD MEETING MINUTES**

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

Management Representative present: Danielle F. Savioli, CAM

The meeting was called to order at 6:01 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 motion was made to approve the July meeting minutes as presented.

MOTION: MARK CALLIS SECOND: PATRICK QUINN ALL IN FAVOR

UPDATE FROM ARC: 9909 Winchester revised their driveway extension application to include a different material which was approved.

OLD BUSINESS:

- a. Park project status –
 - a. Playground – Mary Kohlasch stated the playground is anticipated to be installed by the end of August.
 - b. Court repairs – Procourt is inspecting the areas of concerns and will provide a quote to repair the basketball court and provide course of action for the bird baths in the tennis court.
- b. Mailbox lights – The mailbox lights were ordered and will be installed in the next few weeks.
- c. Coping paint at pool status – This item is still pending. Bill Senkevich mentioned no action may be necessary.
- d. Preserve maintenance proposal – A motion was made to approve a Mangrove Landscaping to conduct a one-time maintenance service to the preserve.

MOTION: BILL SENKEVICH SECOND: PATRICK QUINN ALL IN FAVOR

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- e. Towing contract status – 1 towing sign was installed at each parking lot as required by the County. Danielle reiterated the stipulations and verified that the Association is acting within their right to do so as outlined in the Florida Statute and governing documents.
- f. Holiday decoration assembly – It was agreed amongst the Board to pursue the committee route for holiday decorations at the front island opposed to a vendor this year. Clarke Gaynor, Fred & Joanne Raimann, Kathleen & Ross Minott, Kevin Kohlasch, and PJ Russo are appointed as the holiday decoration committee. An email will be sent to the committee advising decorations are to be put up at the front islands the first weekend of December. Fred will take inventory of what we have in the storage closet at the pool house.

NEW BUSINESS:

- a. Monthly financials – All recurring payments are in line with the budget as expected.
- b. Formation of new fining committee – A motion was made to appoint Renee Moisan, Michele Boughton, and Bil Bergsma as the fining committee.

MOTION: BILL SENKEVICH SECOND: MARK CALLIS ALL IN FAVOR

- c. Establish violation notice procedure – A motion was made to utilize a 1st notice, 2nd notice, and final notice before turning over a violation to the fining committee. Danielle will put this in the form of a formal policy to distribute to the community.

MOTION: BILL SENKEVICH SECOND: MARK CALLIS ALL IN FAVOR

- d. Amenity gate operation hours – The gate will be automatically locked between the hours of 10 PM-6 AM.
- e. Sod replacement at front island – Clean Cutt submitted a quote to replace the sod at the front islands with a more sustainable species. It was requested to ask the landscaper for ideas for low maintenance shrubbery to decrease the amount of grass.
- f. Open items – Mark Callis reported that FPL tested the underground cable connecting the irrigation clock to the meter and found it is not working. We are obtaining proposals from electricians to locate and repair/replace.

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

MOTION: MARY KOHLASCH SECOND: MARK CALLIS ALL IN FAVOR

Meeting adjourned 7:18 PM

Respectfully submitted by Danielle F. Savioli, CAM

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