



**VICTORIA PARK II PROPERTY OWNERS' ASSOCIATION, INC.
SEPTEMBER 11, 2025 BOARD MEETING MINUTES**

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

Management Representative present: Danielle F. Savioli, CAM

The meeting was called to order at 6:03 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 August meeting minutes as presented.

MOTION: PATRICK QUINN SECOND: RICK NEWTON ALL IN FAVOR

UPDATE FROM ARC: Nothing to report.

OLD BUSINESS:

- a. Park project status –
 - a. Playground – The new playground equipment was delivered and assembled. They are finishing the mulch installation.
 - b. Tennis court repairs – This item is still pending due to recurring nonresponse from Pro Court, the contractor who the warranty is through. Efforts persist before pursuing legal action for compliance with upholding the warranty.
- b. Mailbox lights – The mailbox fixtures were delivered, and lightbulbs were ordered. Upon delivery, they will be installed by Worthington Home Services at \$45/light.
- c. Holiday planning – Inventory was taken of decorations in the storage room. The next step is to determine how many more, if any, are needed to have a complete assembly. This item will be re-addressed next month. It was agreed that we will remain on the same schedule with the portapotties for Halloween and the Christmas season, in addition to the sand for luminaries.

NEW BUSINESS:

- a. Monthly financials – All recurring payments are in line with the budget as expected. A motion was made to approve conducting an updated reserve study with K-7 Designs.

MOTION: RICK NEWTON SECOND: PATRICK QUINN ALL IN FAVOR

Cambridge Management
2335 Tamiami Trail N. Ste. 402
Naples, Florida 34103
239-249-7000



- b. Architectural modification issue – A discussion was held on a matter concerning a modification to a parcel that is not in compliance with the current governing documents. It was agreed that a conference call would be arranged with the association's attorney to discuss options on the best resolution.
- i. A motion was made to require the Architectural Review Committee to resume holding monthly meetings for review and voting on applications.

MOTION: MARY KOHLASCH SECOND: RICK NEWTON ALL IN FAVOR

- ii. A motion was made to appoint Matt Vlaardingerbroek to the Architectural Review Committee.

MOTION: MARY KOHLASCH SECOND: RICK NEWTON ALL IN FAVOR

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

MOTION: MARY KOHLASCH SECOND: RICK NEWTON ALL IN FAVOR

Meeting adjourned 6:57 PM

Respectfully submitted by Danielle F. Savioli, CAM