



cambridge

Property Management of Southwest Florida

MINUTES OF THE BOARD MEETING

Victoria Park II

August 24, 2016

BOARD MEMBERS PRESENT: Janice Paine

Chris Kane
Chris Barnabee
Bill Quincey

BOARD MEMBERS ABSENT: Donn Landers

Ed White
Drew Attanasio

ALSO PRESENT: Jim Farese CAM, - Cambridge Management

CERTIFY QUORUM: A quorum was reached with 4 Board Members present.

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

Chris Kane called the meeting to order at 6:33 PM.

MINUTES APPROVAL:

A motion was made to approve the minutes from the May 25 meeting as presented.

MOTION: Janice Paine

SECOND: Bill Quincey

Motion carried.

ARC Report – Renee Moisson gave the ARC report of new approved applications.

721 York – New gutters/soffits

659 Nottingham -new landscaping

10470 Windsor – pool deck and screening

890 Nottingham –Pool enclosure and pool installation

A Motion was made to approve the ARC recommendations.

MOTION: Bill Quincey

SECOND: Chris Kane

Motion carried.

Treasurer's Report – In Drew's absence, Jim Farese gave the report:

Operating Account: \$88923

Reserves: 140,226

The total arrears were \$4,213 of which \$3,000 were fines.

OWNER SESSION:

There was a request to prune the hedges behind 700 York at the park, to black out the one side of the light poles to stop the glare at night, and move the picnic table away from the playground equipment.

MANAGER'S REPORT:

Jim Farese reported on several violations from tenants at 9571 Chelford. These included criminal records of the illegal tenant. He recommended that we implement a background check policy and denial rights.

A Motion was made to have the Attorney write up a policy and amendment for the background checks and grounds for denial.

MOTION: Chris Barnabee

SECOND: Chris Kane

Motion Carried.

OLD BUSINESS:

Irrigation Well – Still have not received a quote from Naples Well. Will follow up to get a price to install a well at the front islands.

Pool Gate and Locks – Jim recommended we get a magnetic lock utilizing the same key.

New Pool Furniture –we have the quote to purchase 6 new lounge chairs with the higher legs for \$173 each.

A Motion was made to approve the purchase of 6 lounge chairs for \$1,038.

MOTION: Chris Kane

SECOND: Janice Paine

Motion carried.

661 York ARC Violations –

A Motion was made to table this matter for future meeting with our Attorney under Attorney/client privilege.

MOTION: Chris Kane

SECOND: Chris Barnabee

Motion carried.

9571 Chelford – Violation – A discussion of the outstanding violations at 9571 Chelford was discussed. The unapproved tenant is not permitted to reside within the home and the owner has been notified in writing and by phone.

A Motion was made to authorize the Attorney to proceed with the eviction of the unapproved tenant of 9571 Chelford.

MOTION: Chris Kane

SECOND: Bill Quincy

Motion Carried.

Lake Maintenance Contract – Bill reported that the lake plantings were completed and came out very well. The lakes are improving overall and have received many good comments.

NEW BUSINESS:

Web Site –Management will reach out to our current web master and see if they want to continue this service, or we can look into a new web site.

Social Committee Event – Chris Kane volunteered to chair a social committee and plan an event. An email blast will be sent for interested members to contact Chris.

There being no further business, the meeting was adjourned.

MOTION: Chris Barnabee

SECOND: Janice Paine

Motion carried.

Respectfully submitted,

Jim Farese, CAM