



# cambridge

Property Management of Southwest Florida

**Minutes of the Board of Directors Meeting of  
Victoria Park II Homeowners Association  
Held at the Naples Library on Orange Blossom  
September 28, 2016**

**Call to Order:** The Meeting was called to order by Janice Paine at 6:30 PM.

**Proof of Notice:** The meeting was mailed and posted per Florida Statute.

**Quorum:** A quorum of the Board of Directors was noted with the following Board Members present:

Janice Paine	Donn Landers	Bill Quincy
Chris Kane	Chris Barnabee	Ed White

**Also present:** James Farese and Heather Keel of Cambridge Management

**Previous Meeting Minutes:**

A Motion was made by Chris Barnabee to waive the reading of the Minutes and accept as submitted with the noted corrections outlined by James Farese. The Motion was seconded by Bill Quincy and passed unanimously.

**Owner Session:**

Keith Goodman, owner of 9599 Chelford Court, briefly complimented the work around the lake bank. He also spoke regarding his concerns regarding the rental approval process. Mr. Goodman would like to see more stringent rental guidelines implemented for the screening process to enhance the property values of the community safety.

**Financial Report:**

James Farese provided a brief update on the financial status of the community. Year to date the community is financially sound.

**Manager's Report:**

James Farese and Heather Keel provided updates on outstanding items such as the order of the approved pool furniture and the rekeying of electrical and storage rooms. The remaining items were covered under the Agenda items.

As the discussion regarding the pool furniture developed, it was determined that the new straps on the furniture should be a cream/ivory color to help reduce visible staining. In addition, Cambridge was instructed to have all of the lounge chairs restrapped so that all of the furniture is the same. Cambridge was also reminded to include one free standing umbrella as part of the order.

## 2017 Proposed Budget Review

A copy of the proposed 2017 budget was provided to the Board Members prior to the meeting for review.

A Motion was made by Donn Landers to approve the proposed 2017 budget to be mailed to the membership in preparation for the Budget Adoption Meeting. The Motion was seconded by Janice Paine and passed unanimously.

### Old Business:

**Irrigation Well – Pending Quote:** Heather Keel reported that she has been working with Naples Well to develop a comprehensive proposal that covers the multiple tiers of the proposed project. Naples Well will have a firm proposal to us within the next few weeks.

**Pool Gate / Locks:** Jim Farese reported that he is working with Cypress Access to develop a hybrid system that will allow for the installation of magnetic lock system that will continue to allow the use of the current key. If this is not possible an alternative proposal will be provided.

**Rental Approval Policy:** The Attorney provided disapproval guideline language as a document revision to presented to the Membership. A proxy and a copy of the language will be included with the budget adoption mailing in an attempt to pass the amendment.

A Motion was made by Donn Landers to begin the implementation of background checks on all future rental applications. The Motion was seconded by Chris Barnabee and passed unanimously.

### New Business:

**Website:** A discussion regarding website options was held and the discussion resulted in the following instruction: Cambridge will continue to email all website content to Jeff and we will monitor the process over the following three months.

**Social Committee Event:** The Community has showed interest in a Community Social Event. The event will be presented to the Board of Directors in the form of a proposal at the next Board Meeting for consideration.

**ARC Committee:** The ARC has had a member resign from the Committee and an additional member is needed. Denny Bowers was present at the meeting and volunteered to fill the Committee position.

A Motion was made by Chris Barnabee to appoint Denny Bowers to the ARC Committee. The Motion was seconded by Bill Quincy and passed unanimously.

### Next Meeting Date: October 26, 2016

With no further business to discuss, the meeting was adjourned at 7:45 PM.

*Respectfully submitted,*

*Heather Keel, CAM*