



cambridge

Property Management of Southwest Florida

**MINUTES OF THE BOARD MEETING**

**Victoria Park II**

**December 15, 2011**



BOARD MEMBERS PRESENT: Ray Gonzalez  
Chris Barnabee  
Thomas Presti  
Drew Attanassio

BOARD MEMBERS ABSENT: Michele Boughton  
Donn Landers  
Ed White

ALSO PRESENT: Jeannine Hedberg, CAM - Cambridge Management,

CERTIFY QUORUM: Four Board Members were present to establish a quorum.

CALL TO ORDER: Ray called the meeting to order at 6:40 PM.

PROOF OF NOTICE: The notice of the meeting was posted in accordance with section 720 of the Florida Statutes, as well as mailed to all Homeowners in accordance with Florida Statute.

MINUTES APPROVAL:

**A Motion was made to approve the minutes from the November 30, 2011.**

**MOTION: Chris                      SECOND: Drew**

**Motion carried**

TREASURER'S REPORT: Ray reported on the Financials. The Association is doing well, and will end the year with a surplus.

MANAGER'S REPORT: Jeannine reported that:

- Cambridge Management has received several calls about golf carts being driven within the community. She has spoken with the Collier County Sheriff's office, and they will need direction from the Board to ticket these owners.
- Scott Frasher of The Service Group continues to repair the mailboxes. He has sent his invoice for December, and expects to finish in January with the community mailbox repair project.

- There was a report of a horse drawn carriage offering rides during Christmas through the community. In speaking with the Collier County Sheriff's office, the vendor is licensed to offer these rides in the County.
- The lawn care provider has sprayed the weeds in the park area, and is waiting for them to die off to get an accurate count on the amount of sod that will be needed for this area.

## **NEW BUSINESS:**

### **1. 2012 Budget Adoption**

**Drew made a MOTION to adopt the 2012 Budget as Proposed. The MOTION was seconded by Chris.**

The floor was then opened to homeowner questions about the Proposed Budget for 2012 that had been sent to all owners. Questions were asked about legal fees and the amount; about the decrease in insurance; and the breakdown of expenses between VP1 and VP2 for the front island. A question was also asked about liens on properties within the Association, and what position the Association has in reference to the Bank.

**The vote was called: 3 in favor and 1 opposed. The MOTION carried.**

- 2. Legal update: Chris made a MOTION to terminate the Association's use of Jeffrey Schelling, Esq. as the Association's Attorney of Record. The MOTION was seconded by Drew. The vote was called: 3 in favor, 1 opposed. The MOTION carried.** Cambridge Management was directed to send a certified letter to Jeffrey Schelling and work to get all records and funds owed to the Association disbursed.

Ed and Drew volunteered to look at new attorneys and make a presentation at the next Board meeting.

- 3. Annual Meeting:** The 2012 Annual Meeting is scheduled for Wednesday February 22, 2012 at the Government Center. Cambridge Management will send out the sixty (60) day Notice to all owners.
- 4. Resignation:** The Board accepted Tom Presti's resignation effective after the Board meeting of December 15, 2011. The Board thanked Tom for his service. This will mean that there will be four (4) opening for the Board at the next Annual Meeting.

**There being no further business, the meeting was adjourned 7:45 PM.**

**MOTION: Drew**

**SECOND: Chris**

**Meeting adjourned.**

*Respectfully submitted,*

*Jeannine Hedberg*