

Victoria Palms Condominium Association
Board of Directors Meeting, Thursday July 12, 2012

Board of Directors

Gordon Moodie
Jane Schroerlucke
Tom Urbanik

Trevannah Management Company

Phil Finan

Owners

Lisa Woo
Diane Branker
Bob Baxter

Owner's Guest

Merri Chmielewski
John from unit 801 (Robert Kormendi owner)

Call to Order

A quorum was present and the meeting called to order at 11:10 a.m. by Jane Schroerlucke.

April Minutes

April minutes were presented and a motion to accept the minutes by Jane Schroerlucke and was second by Tom Urbanik and passed.

Management Report

Palm trees are being trimmed and scheduled to be finished on Friday, July 13, 2012.

A new pressure valve for the irrigation pump was installed.

The entry gate back-up battery is non-functioning and a new battery has been ordered.

The roof leaks are in the process of being repaired. Once completed, repair to the units needing drywall will begin.

New light poles will be installed and all ground lights removed.

Unit 202 was sold in June and the new owner, James Oldham, looks forward to meeting everyone. Unit 202 was in bankruptcy so it's good to have a new owner.

Unit 823 was sold but I do not know who the new owner is yet. Paul Lamba was the seller and no longer resides in Victoria Palms.

Discussions

Once the palm trees are trimmed, rock will be ordered and put in around the pool area.

When completed, black mulch will be ordered and installed in front of all the buildings.

Parking spaces with “Reserved” was discussed. This issue will be tabled until a meeting with the majority of owners can take place later this year.

Security cameras in the clubhouse and around the pool were discussed. An email to all owners asking for their input was agreed to and will be sent out.

Discussion of who pays for water damage to the interior of a unit drywall occurred with an email to all owners asking for their input was agreed to and will be sent out.

Having the back gate open was discussed and Phil will meet with someone from the city of Dunedin to express concerns residents have with only one entry/exit especially after a storm.

Board agreed to replace the two part-time helpers with one person, Charlie, who worked on the property for two years. He will work 18 hours a week and will take over Trev’s job when Trev is on vacation, as Charlie knows the property and the equipment used.

Next Board Meeting

The date has not been set.

Adjournment

A motion was made at 12:30 p.m. to adjourn by Gordon Moodie and was second by Jane Schroerlucke.