

Victoria Palms Home Owners Association Board
Meeting Minutes

July 2, 2013

I. Call to order

Matt Klein, president called to order the regular meeting of the board for Victoria Palms HOA at 9:30 a.m. on July 2, 2013 at Victoria Palms Clubhouse.

II. Roll call

Lynda Logan, secretary conducted a roll call. The following persons were present: Lynda Logan, Matt Klein (by phone), Phil Finan (TMC), Mr. and Mrs. Bernard Finney, and Dianne Branker. A quorum was established.

III. The minutes were approved from the prior meeting.

IV. Secretary/Treasurer's report was given by Lynda Logan. The minutes were approved from the former meeting. Lynda announced that the board has reviewed all expenditures from April, May and June and that they would be posted as soon as approved. Minutes from April 19, 2013 were posted on the website.

V. Old Business

A) Status of unit # 903 was discussed and it is in the hands of the court at this time. We are in a waiting period of 20 days for the owners to respond to the service. Hopefully, after this we can rent the unit.

Gate issues were discussed by Phil Finan of Trevannah Management. Procedures have been sent to everyone.

Phil Finan also discussed the fact that Buildings One and two have their new lights and that he has received good comments on them.

Phil stated that the AC drain line cleaning and the dryer vent cleaning went well and that most owners took part.

VI. New Business:

A) Phil recommended that all AC drain lines and all dryer vents be cleaned once a year for all owners. This is a safety issue and the board agreed.

- B) Phil talked about the flooding at the front gate. This flooding is a city problem. It may take some time as it is a big project. He suggested that if flooding occurs during the wait time that owners use the back gate and leave it open for others to use. It is not padlocked. Flooding on the west side has been taken care of by the city. On the east side of the property it will need to be cleared. This will be a major expense but we only own 1/2. This will be discussed with the neighboring property.**
- C) Painting of the railings was discussed. It was suggested that perhaps during the winter months the maintenance person might have time to paint these since there is not so much mowing to do. Painting of building #9 was discussed and it was voted that we proceed with this job.**
- D) Replacement of the missing and broken pavers was discussed and it was decided that we would go ahead with this job as soon as the weather permits.**
- E) It was suggested that new gutters are needed on the clubhouse. It was decided to go ahead with this project as soon as weather permits.**
- F) There are four major electrical boxes in the community that need to be replaced. One has been replaced and it was decided that the others should be replaced as soon as possible.**
- G) There was discussion on who could attend the HOA meetings at Victoria Palms. It was decided that these should only be owners unless an owner has given someone power of attorney to attend for them.**
- H) Two units were discussed that are empty and are in the foreclosure process. The HOA is not receiving payments from these two units at this time.**

Matt Klein, president adjourned the meeting at 10:45.

Minutes submitted by: Lynda Logan

Minutes approved by: Matt Klein