



## Victoria Palms COA Board Meeting

Date: May 1, 2014

Time: 10:00 A.M.

Place: Victoria Palms Community Clubhouse

### Agenda:

Call to order: President Matt Klein called the 2014 COA Board meeting to order at 10:05 a.m.

A quorum was established.

### BOD Business:

Approval of Minutes of March 20, 2014.

### Treasurer's report:

- Units 304 & 324 are slightly in the arrears but are expected to catch up when Ever Bank makes its payment.
- Motion to accept treasurer's report was made and the motion passed.

### Financial committee member Dick Belsito gave his report:

- 2013 taxes have been filed. We continue to be within our budget and our finances are in good shape.

### TMC Report:

- The COA has leased unit 903.
- Mulching has been completed.
- Tops of buildings and drainpipe cleaning have been completed.
- Fountain in front of building 9 has a possible torn lining. Attempts are being made to have a company look at it but this is proving difficult.
- Pool grates have been repaired. Pool filter has been replaced.
- Removal of stains from sidewalks and buildings has started.

### Projects:

- Palm trees will be trimmed week of May 5<sup>th</sup> by maintenance.
- Painting of stairwell railings will begin after the palm tree trimming.
- Replacing deteriorating boards on some buildings will begin after the stairwell rails are complete.

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### New Business:

- Buildings 8 & 7 will be painted this year.

### Motions:

- A motion was made to approve the Rules and Regulations as stated. One of the changes was to have owners dryer vent cleaned once a year a requirement. Another change was to have owners AC drain lines cleaned once a year as a requirement. There are some other changes as well. The motion was passed.
- A motion was made to have lease policy established. The motion was passed. (a proposed lease agreement was provided from the board. This is not a requirement but does contain all provisions that need to be included in a lease.)
- A motion was made to have an owner's tenant sign a document stating they have received the Rules and Regulations for Victoria Palms. The motion was passed. This is a requirement for all rentals that the tenants must sign the document that states that they have read the rules and agree to abide by them.
- A motion was made to have the Enforcement of Rules and Regulations in place. The motion was passed.
  
- A motion was made to adjourn at 11:45 a.m. The motion was passed.

### Adjournment:

- Next Meeting: TBD.