



Victoria Palms COA Board Meeting

Date: August 18, 2016

Time: 10:20 A.M.

Place: Victoria Palms Community Clubhouse

Agenda:

Call to order: President Lynda Logan called the August 18 2016 COA Board meeting to order at 10:20 a.m. A quorum was established.

BOD Business:

Motion to approval the minutes of May 26, 2016 meeting was made and the motion passed.

Treasurer's Report

- One owner is behind in COA payments. The Board directed TMC to send a registered letter requiring full payment by August 31, 2016 or the matter will be turned over to the Association's attorney.

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Financial Report

- Dick Belsito states that the financials are in order.

TMC Report:

- Curbing was complete in front of buildings 5, 7, and around the island by building 4.
- The well pump voltage panel was repaired.
- Sprinkler valve by building 4 has been repaired.
- New cameras replaced the damaged ones on buildings 4 & 6. The cameras have a one year guarantee and it has been two years since they were installed. TMC suggests that the Board add a budget item in 2017 for camera replacement.
- The mulch area around unit 802 has been cleaned up.
- Pool pavers around the west end of the pool have been repaired.
- The Association passed the City of Dunedin building inspections.
- Roof leaks on buildings 4 & 7 have been repaired.
- Brown stains on the buildings and sidewalks have been cleaned as best as possible.
- Building 11 is 75% complete. The project has been slowed to due inclement summer rains.

Discussions

- The Board discussed a cat problem that still exists with an owner and instructed TMC to send a registered letter to the owner stating the violation and the need to correct it.
- The Board discussed moving the outside fire extinguishers to another area of the stairwell. The Board decided against this proposal as no other adequate area would be possible.
- TMC got the cost estimates on a large shed for bicycle storage. The cost is about \$5,000. The Board shelved this idea due to the cost and the need to use COA funding for more urgent needs.
- Pavers in front of building 6 were damaged by a trucking company. The pavers are currently being repaired and the company will reimburse Victoria Palms for the cost of the repairs.
- Roofs on building 2 & 7 need to be replaced. The Board directed TMC to get Thunder Bay and Clementi Roofing to take a look and suggest which building should be next and which one will be done in January 2017.
- An outdoor faucet leaks by the maintenance shed. The shutoff for this faucet cannot be located so TMC suggested that the main water shutoff to the complex be turned off for about one hour so that the leaking faucet can be replaced. TMC will notify all residents when this will take place and the time frame will be about 10 a.m. to ensure that it will cause the least amount of disruption to everyone as possible.

- There are loose pavements throughout the complex due to tree limbs lifting the pavers. TMC will have paver sand put in to help stabilize the loose pavers.
- Building 8 has roof leaks in two areas which are causing problems in three units' living room closets. Two drains are higher than the roof line which needs to be raised to solve the problem.

Motions:

- A motion was made and passed to have TMC to send a letter, both regular and registered certified mail, to the owner stating the violation and the need to correct it.
- The Board discussed the issue of plants around people's units and a motion was passed to have a company look at putting plants in areas around buildings.
- A motion was made and passed to have TMC contact a plumbing company to repair the leaking faucet by the maintenance shed.
- A motion was made and passed to repair building 8 roof.
- A motion was made and passed to adjourn at 11:20 a.m. The motion was passed.

Adjournment:

- > Next Meeting: TBA