



Victoria Palms COA Board Meeting

Date: April 21, 2016

Time: 10:00 A.M.

Place: Victoria Palms Community Clubhouse

Agenda:

Call to order: President Matt Klein called the April 21, 2016 COA Board meeting to order at 10:00 a.m. A quorum was established.

BOD Business:

Motion to approval the minutes of February 1, 2016 meeting was made and the motion passed.

Financial Report:

- Dick Belsito reported that the 2015 taxes were completed and the accountant stated the financials were in order.
- The budgeted projects were on schedule and in good shape.

TMC Report:

- Broken pavers were replaced throughout the complex. There are now several broken pavers due to vehicles running into the curb and breaking them.
- New sod and plants were installed around the property.
- A new gate system was installed and functioning properly.
- Sprinkler system was checked and is running properly including covering all areas of grass.
- Pool motor was replaced.
- Two bicycles were stolen. The bicycles were left unlocked.

Discussions

- The Board discussed getting a cost for curbing around the island at building 4 and in front of building 7 to protect the pavers that get damaged from vehicles.
- Sprinkler system control box power trips so TMC will have a company come out to take a look.
- The Board sent a letter to the city manager regarding the back gate but got no response. Further discussion on this issue will continue.
- Owner, Mike Judd, offered to purchase a gas grill for the community if a camera was installed. The Board accepted the offer. In addition, the Board stated that it will not be the responsibility of the maintenance person to clean the grill. This responsibility lies with the people who use the grill.
- The Board discussed how they chose the roofing company. TMC presented five companies and their proposals to the Board. The Board then selected two companies to give a presentation on how they would replace the roofs. Thunder Bay gave an in-depth presentation including diagrams and the two types of roofing material that could be used; Spray Polyurethane and Bitumen. The company suggested the Bitumen type since there would be roof traffic (maintenance cleaning the rooftops and AC companies doing repairs) and this system is a better option.
- The Board discussed how they chose the air conditioning company. TMC presented four companies and their proposals to the Board. One company, Absolute Air Conditioning, has worked with Thunder Bay Roofing extensively over the years and provided an option for moving the AC units. Absolute Air will have the units lifted up about six inches then the metal sheet will be removed and a new sheet will be installed. The AC units will then be placed back down on top of the new sheet metal. This method does not require the AC units to be disconnected which saves time and money.

Motions:

- A motion was made to choose Thunder Bay Roofing as the company to replace the roofs on building 2 & 11. The motion passed.
- A motion was made to choose Absolute Air Conditioning to move the AC condensers on building 2 & 11 during construction. The motion passed.
- A motion was made to add a camera that will focus on the barbeque area behind the clubhouse was made. The motion passed.
- A motion was made to adjourn at 10:58 a.m. The motion was passed.

Adjournment:

- > Next Meeting: TBA

Unofficial