



Victorian Gate Condominiums Association

Regular Meeting of the Board of Directors
Monday, February 22 at 5:30 P.M. at First Community
Bank

Meeting was called to order by President at 5:37 pm

Present: Corey Burke-President, Jeff Bergandine-Treasurer, Kathleen Luebbert-Secretary (late), Stephen Dial-Board Member, Tom O'Leary-Board Member, Kevin Friend-Property Manager

Absent: Jeff Pongonis-Board Member

Minutes: Minutes of the January meeting were reviewed. Motion to accept by Jeff B, 2nd by Stephen, and carried 4/0.

Financial Report: Kevin reviewed the January financial statement and highlighted several items. He noted that action is moving forward on one serious delinquency; anticipate foreclosure in the near future. Motion to accept by Corey, 2nd by Stephen, and carried 4/0.

Presidents report: none

Old Business:

1. **FHA Approval** – Corey and Stephen noted that the FHA approval process has been changes and no longer requires an attorney letter. They submitted the necessary paperwork. Motion to pay a [REDACTED] application fee by Corey, 2nd by Stephen, and carried 4/0.
2. **Pet Area** – Motion to eliminate any pet area from the grounds made by Stephen, 2nd by Tom, and carried 4/0. Kevin will send a memo to all owners (1) advising of the change, (2) reminding them of pet rules, (3) recommending they consider using the park, and (4) advising that failure to comply with rules may result in fines and/or additional fees assessed to all dog owners. Kevin will also ask James to remove all pet area signs from the premises.
3. **Landscaping** – Walk-thru to be scheduled at the beginning of the next meeting

New Business:

- 1 **Snow Removal** – Kevin asked for feedback. Board noted that James has been great! Also requested that 5 Seasons be advised to be sensitive to visibility at intersections and accessibility of hydrants when they move snow and it piles up.
- 2 **Painting** – Walk-thru to be scheduled at the beginning of the next meeting combined with landscaping.

- 3 Fitness Center** – Kevin will change the code and send a memo to all owners. He will also remind owners that no pets are permitted in the center (a review of security tape discovered an owner running his dog on the treadmill). Discussed the feasibility of providing owners with “fobs” that permit access to fitness center by scanning vs. the current system of codes. Advantage is that fobs can’t be duplicated and the codes can easily be given to others. Kevin will research costs.

Adjournment: Motion to adjourn the meeting made by Kathleen, 2nd by Jeff B, and carried 4/0. Meeting adjourned at 6:25 p.m.

Next meeting is TBD