

**Victoria Gardens Advisory Committee  
Minutes  
June 5, 2019**

**Present:** Mickey Hirten, Al Bacotti, Jesse Bynon, Harold Sakautzk, Harold Jeffries, Don Lajoie, Don Adler and Tom Abbott

**Absent:** Fran Lubell

**Staff present:** Michelle Saunders, CJ Hamlin, Julie Maurer and Evelyn Rosa

Meeting was called to order at 2:31 by Mr. Lajoie

**FINANCIAL REVIEW**

Community manager Michelle Saunders presented the April financials. Revenues are in surplus due to higher than expected new home sales. In response to a question, she wasn't able to detail interest payments on \$1.1 million in reserves, but said she could have them for the July meeting.

The 2018 final budget is still not finished.

**MANAGER UPDATES**

**Clubhouse manager:** CJ Hamlin noted difficulties filling part time positions. There are three openings. He added that managers are working on their annual appraisals. Also, Mr. Hamlin reported that:

- The pool has been busy but usage is manageable and that use by children hasn't been an issue.
- The clubhouse staff logged 78 work tickets during May. Possible future repairs include the outdoor showers.
- An energy audit is completed. No issues. Air conditioning units are covered by a preventive maintenance schedule. He is checking on mustiness in the library.
- The defibrillator has been inspected and Mr. Hamlin indicated that improved pool signs are coming soon.
- CPR and risk response training is planned either by a private contractor at a cost of \$1,000 to \$3,000, or from the DeLand Fire Department when scheduling permits.
- Planning for toilet replacement is continuing.
- Inappropriate behavior toward the staff by some residents is a continuing problem. Managers are taking a firmer stand on this, seeking written reports from abused staff. Those violating the written code of conduct can be fined, or suspended or banned from club facilities.
- He promoted the Father's Day cigars and bourbon event; highlighted the success and slight profit from the Memorial Day event. A big bash is planned for July 4<sup>th</sup>.
- There was favorable discussion about a staff/resident water volleyball event. Upcoming are chill by the grill weekends and a wine dinner.
- He indicated that the frozen drink machine is now in 7-day service. Vine Manager Julie Maurer noted drinks come in four flavors.

**Community manager:** Community Manager Michelle Saunders said proposed clubhouse expansion projects – the storage room and outdoor shed – are attracting little interest from area contractors. She also said:

- She expects Kolter to announce who it has picked for the seven-person transition committee by early June.
- Also in June, bids for landscaping services will be sent out, to be returned in July and analyzed. She expects higher costs for a new contract and added that most residents aren't unhappy with their Brightview's work.
- Also, she discussed the Victoria Park-wide Spectrum cable/internet contract which expires in Dec. 2020 and expects a reduction from the current monthly \$68 per home fee to something in the high \$30s to mid \$40s.
- She said that a Victoria Park-wide environmental council, which could deal with pond reviews, aquatic plantings, Florida friendly plants and possible grants, is in the formative stages. A call for volunteer members is expected in mid-summer.
- She said carp have been added to some ponds to address algae growth.
- The cost and benefits of pine bark versus shredded mulch will be addressed by a email survey to residents.
- The missing street sign issues are being addressed.
- And she said an engineering firm has been designated to prepare specifications for sidewalk repairs and replacements.

## **WORKSHOP**

- A. Call to order: The workshop was called to order at 4:26 p.m.
- B. Minutes: Minutes from the May meeting were rejected by a 6-1 vote. There was discussion about the purpose, intent and construction of minutes.
- C. Unfinished business: Discussing turnover transition issues, Ms. Saunders said after the turnover, likely to begin in the first quarter 2020, the AC may disband. Initially the new board will likely have four community members and one Kolter rep, who will retain veto power over some board decisions.
- D. New business: A motion was made and unanimously supported to name Harold Jeffries chair of a newly formed landscape subcommittee. At the July meeting he will membership and subcommittee goals.
  - Al Bacotte resigned as AC representative to the Kolter-controlled HOA board; Jesse Bynon, also on that board, will become the AC rep.
  - The long debated proposal to change the guest policy dealing with access and use of facilities and entrance to Victoria Gardens was tabled.
- E. Future meetings:
  - Coffee with Management: June 28, 2019 at 9:30 a.m.
  - Advisory Committee meeting: July 3, 2019 at 2:30 p.m.

F. The meeting adjourned at 5:11 p.m.

Submitted by  
Mickey Hirten, Secretary  
June 7, 2019