Victoria Palms Board Meeting 9/28/26 2 nd potion

The second portion of the board meeting was called to order at approximately 6:54 p.m. A quorum was present. Wendy, Elizabeth, Bruce, Jeri board members as present. Notice and the agenda were posted at the clubhouse.

Approval of Prior Minutes The board reviewed the minutes of the August 17 meeting, which included building repairs, an air-conditioning request, pitch-pan proposals, roof repairs, and pool-pump replacement.

A motion was made and seconded to approve the minutes subject to correcting the spelling of Jerry's name throughout the document

1 ST Elizabeth ,

2ND Jeri

all in favor Yes

Treasurer's Report As of September 21, the reported balances were $21,501.14 in operating funds and $201,074.73 in reserves.

Managers' report ongoing work involving building repairs, electrical repairs, and keeping the association website current. The association intended to submit certain roofing, drywall, and interior repair costs to its insurer for review; coverage and reimbursement were not guaranteed.

8. Dryer-Vent Cleaning and Roof Debris Removal The board reviewed a proposal from Lintbusters to clean 79 dryer vents for $3,871. Nine units were reported not to require cleaning at this time. Optional interior dryer-vent cleaning would be offered separately, with owners responsible for those charges. A motion was made and approved to proceed with the dryer-vent cleaning contract for $3,871.

1st Bruce

2nd Jeri

All in favor yes

The board also discussed clearing leaves and debris from all 11 building roofs at $50 per roof, for a total of $550. A separate motion was made and approved for the roof-cleaning work.

1st Elizabeth

2nd Jeri

All in favor yes

Paver and Sidewalk Replacement — Discussion Only The board discussed deteriorating pavers, curbs, and accessibility concerns. Multiple contractors had reviewed the property, and the board intended to obtain additional proposals and comparable scopes of work. A board member suggested asking contractors whether work could be phased by urgency or area to manage costs and prioritize safety. Other members noted potential issues with matching pavers across different years. No contract or final project plan was approved during this discussion. A phase approach was introduced due to cost of project.

Emergency Roof and Water-Intrusion Repairs The board discussed recurring roof leaks, water intrusion, and restoration work affecting several units and buildings. Members reported that underlying roof materials were wet or deteriorated in some locations and that repairs were sometimes temporary pending roof replacement. The following expenditures were presented for ratification or approval.

Unit 623: approved up to $2,000 for repairs

1st Elizebth

2nd Jeri

All approved yes

Unit 621: an estimated amount of approximately $2,400U for repairs

1st Jeri

2nd Bruce

All in favor yes

1021: Restoration work Dry Solutions of $3,898 plus third-party air-quality testing of $495, for a total of $4,393

1 st Bruce

2nd Jeri

All approved yes

Unit 1024: restoration and drywall-related work totaling $3,344.

1 st Bruce

2nd Jeri

All approved yes

Pearce Plumbing to reimburse Erika Home Owner to check leak in the unit will be paid by Ellyse .

Ellyse introduced home owners would like association to pay for fan and electric bill.

Erika reported it is the association duty to pay based on previous reporting of leak in March.

The board discussed an owner's request for reimbursement related to a roof leak, including a ceiling fan and increased electric charges associated with drying equipment. It was noted the need for consistent, transparent rules for handling personal property and other costs following leaks.

The board intended to locate and circulate the existing drywall / water-intrusion policy, update outdated cost information, and clarify association and owner responsibilities.

Motion to table until next month

1st Jeri

2 nd Wendy

All in favor yes

Handyman Schedule The board discussed the handyman's request to return to four hours per day beginning October 1, 2026 this is consistent with the association's usual seasonal schedule; no separate vote needed .

1 Automatic Gate Repair The board reviewed a proposal to replace components damaged by water intrusion at the automatic gate, including the gearbox, control board, and chain / sprocket components. The quoted amount was $2,083.41.

A motion was made to approve the repair and schedule the work for early November, after the main hurricane-season period.

1st Bruce

2nd Wendy

All in favor yes

Roof Replacement Planning and Reserve Priorities The board discussed the growing cost of roof repairs and the possibility of replacing two roofs in early 2027, potentially Buildings 6 and 10, subject to contractor pricing and scheduling. VOP have spent approximately $36,000 in roof-related repairs over the prior three months. The board discussed comparing roof replacement needs with the substantial future cost of paver replacement. Residents emphasized the importance of addressing roofs because leaks can affect habitability and lead to recurring repair and restoration costs. No final roof replacement contract, assessment, or financing decision was made.

Open Forum

An owner raised repair concern and requested follow-up with the roofing contractor regarding possible damage associated with roof work. VOP follow up with roofing contractor who performed the work.

Troy asked whether hurricane clips had been included. The board agreed to verify the specifications and documentation with the roofing contractor.

An owner supported prioritizing roof replacement and asked whether a discount might be available for completing multiple roofs. The board indicated it would ask the contractor.

A few residents expressed the view that roof replacement should take priority over paver replacement because roof leaks can cause interior damage and mold-related concerns. Residents asked if discounts will apply with having multiple roofs completed at one time.

The board thanked owners for their comments and stated that reserve spending and priorities would be reviewed further at the October meeting.

.The meeting adjourned at approximately 7:57 p.m.

1st Jeri

2nd Bruce

All approved Yes

The meeting minutes have been transcribed from the Zoom recording of the meeting .

Cathy McCullough