

Victoria Palms Condominium Association

Board of Directors Meeting Minutes

Date: Sunday, June 21, 2026

Time: 6:59 PM – 7:20 PM EST

Location: Victoria Palms Clubhouse / Teleconference

Value Statement

The Victoria Palms Condominium Association Board of Directors is committed to acting with integrity, transparency, fiscal responsibility, and in the best interests of the community. The Board strives to protect association assets, maintain common elements, comply with Florida Condominium laws, and ensure fair and equitable treatment of all unit owners.

1. Call to Order

President Jeri called the meeting to order at 6:59 PM EST.

Quorum Established

Board Members Present:

- Jeri – In Person
- Cathy – In Person
- Wendy – In Person
- Bruce – By Telephone
- Elizabeth – By Telephone

A quorum was established.

Meeting Notice

Notice of the Board Meeting was posted on the clubhouse door on Friday, June 20, 2026.

2. Agenda Items

A. Paver Replacement Between Buildings 6 and 8

The Board reviewed a proposal received from:

Paver Crafters, Inc.

Website: <http://pavercrafters.com>

The proposal was for the repair and replacement of pavers located between Buildings 6 and 8.

Bid Amount: \$1,255.00

The Board determined that the proposal was reasonable and necessary for maintenance of the common areas.

Motion: Approve the proposal from Paver Crafters, Inc. for \$1,255.00.

- First: Jeri
- Second: Wendy

Vote: All in Favor

Motion Passed

B. Unit 603 Plumbing/ Restoration Project

The Board continued discussion regarding the plumbing/ restoration plan for Unit 603.

Estimated Project Cost

The total estimated cost of the project is approximately \$11,500.00, which includes:

- Plumbing repairs
- Moving and storage of furniture
- Restoration of the master bedroom flooring
- Post-construction cleaning of the unit

Project Coordination

Victoria Palms Condominium Association will coordinate:

- Plumbing services
- Furniture moving and storage
- Final cleaning services

The restoration of the master bedroom flooring will be coordinated by Unit 603's Property Manager. Coordination responsibilities include:

- Selection of flooring contractor

- Selection of flooring product

Flooring Restoration Discussion

The Board reviewed guidance from Association legal counsel regarding the Association's obligations related to restoration of the affected flooring

Based upon advice of Association legal counsel and the facts presented, the Board determined that restoration of the master bedroom flooring was an Association responsibility.

Association legal counsel advised the Board regarding obligations in restoring the affected area and making Unit 603 whole with a substantially similar flooring product. Florida condominium boards have a fiduciary duty to act in the best interests of the Association and owners while maintaining and repairing common elements and addressing association responsibilities. [\[flsenate.gov\]](https://www.flsenate.gov).

The Board further noted that responsibility for maintenance and repair can be governed by both Florida Statute Chapter 718 and the Association's governing documents. [\[flsenate.gov\]](https://www.flsenate.gov).

Association Flooring Estimate

The Board obtained an estimate from:

LT Pro Home Solutions

Estimated material costs:

- Tile
- Grout
- Thin set
- Baseboard

Materials: \$453.00

Labor: \$2,516.24

Association Estimated Total: \$2,969.24

Owner-Selected Flooring Proposal

Unit 603 elected to utilize its own flooring vendor and selected vinyl flooring rather than tile.

Unit 603's proposal:

- Flooring Material Cost: \$1,150.00
- Installation Labor Cost: \$3,170.00

The Board noted that the owner-selected flooring material cost exceeded the Association's comparable flooring material cost by approximately \$650.00.

Board Determination

The Board determined that:

1. The Association's responsibility remains at the cost of a comparable flooring product and restoration consistent with legal counsel guidance.
2. Given the circumstances, the Association will reimburse the comparable flooring cost based on the Association's estimate.
3. The Board agreed to pay the higher installation cost associated with the Unit 603 selected vendor to facilitate timely project completion and avoid further delays.
4. Unit 603's Property Manager requested a 50% deposit toward the flooring costs.

Elizabeth will continue coordinating with Unit 603's Property Manager regarding day-to-day project activities and scheduling.

Motion

Motion: Approve the costs associated with the repair and restoration of Unit 603 as discussed, including coordination of necessary restoration services and payment of approved flooring-related costs.

- First: Cathy
- Second: Jeri

Vote: All in Favor

Motion Passed

3. Adjournment

Motion to Adjourn

- First: Jeri
- Second: Wendy

Vote: All in Favor

Motion Passed

The meeting was adjourned at 7:20 PM EST.

Secretary's Note

These minutes reflect actions taken by the Board during the meeting of June 21, 2026. Any references to Florida Condominium Act requirements are intended as informational clarifications and do not supersede the Association's Declaration, Bylaws, legal counsel's advice, or applicable provisions of Chapter 718, Florida Statutes. [[flsenate.gov](https://www.flsenate.gov)].

Respectfully Submitted,

Cathy McCullough

Secretary, Victoria Palms Condominium Association