

Vista Lakes Community Association

Board of Directors Meeting
March 13, 2008 at 6:30 p.m.
8841 Lee Vista Blvd.

OPEN FORUM at 6:30 p.m.

Thursday, March 13, 2008

Meeting called to order: 7:26pm

Quorum established

Attendees: Ron Cumello, Jerry Harris, Renee Hale, Carol Schuett, Arno Zeyn, Valerie Mac Allaster. Also in attendance Sharon Eichorn Community Director, Gary van der Laan Association Manager

Absent: Ed Detrick

Motion (Arno/Carol) to accept prior meeting minutes. All in favor.

Financial Update -Treasurer

Monthly Financial Status, Arno noted a year to date deficit of \$12,738 caused due to improvements approved in 2007 but not complete or billed until 2008. When only considering expense and revenue from 2008 there is a excess of revenue over expenses of \$9,911.

Discussion of expenses, management is not to exceed any line item in the budget without approval from the Board. Any capital improvement items need to come before the Board.

Leland request for Gevity payroll ACH, Tabled until contract review.

Old Business

Pine castle Soil Sample Proposals Status, pending. Arno discussed the possible need to hire a public relations firm to represent the Association.

Turnover and Legal Actions Status, Ron reported that Taylor and Carls is preparing the brief.

Association Manager's Report, Amhurst Fence Completion Notification to OCPS, notification letters have been sent. Once received the school Board will review the installation within 15 days.

Community Director's Report

Staff Replacements, Sharon reported on changes within the pool staff and ongoing maintenance staff issues.

Motion (Arno/Valerie) to replace one of the golf carts with a gas powered EZ Go cart. All in Favor.

ID System Replacement, Gary reported on the status of finding a replacement ID system. Discussion about type of system and capabilities desired in a new system.

Motion (Ron/Carol) to purchase basic components on new system at a cost not to exceed \$3,000 top be able to produce simple ID cards. Ron, Arno, Carol, Jerry, Valerie in favor, Renee opposed. Motion approved.

Covenant Enforcement Issues, Gary reported on 4 homes which have received multiple violations, 3 were approved for action by the attorney. One will be handled through the county.

Discussion of homes with past due assessments, these will be held for the time being.

Committees

Amenities, Carol reported on the committee's draft of the pool and residents center rental rules. The committee was split on weather to allow rental of the clubhouse.

Motion (Arno/Renee) to accept the rules and regulations as submitted. All in Favor

Motion by Arno to rent the clubhouse facility with changes to draft as discussed, No second. The clubhouse remains as it is currently, unavailable for rentals.

Communications, Discussion of policy for releasing information regarding Pine Castle. Board will consider and will need to develop policy in the future.

Policy on Posting Non VLCA articles and Notices

Contracts, nothing to report.

Events, nothing to add to Sharon report.

Neighborhood Watch, nothing to report.

VLCA Master Association Schedule, table for next meeting.

New Business

Neighborhood Reps Elections in May, Candidate information forms will go out with the newsletter to be returned no later than 5/5/08.

George Crossley Broadcast, Ron was approached about doing this radio show. Not available at this time.

Insurance Policy Renewals in April, request has been made for renewal quotes.

Valerie discussed the neighborhood representative for Warwick. 2 residents have expressed an interest in filing the position.

Motion (Valerie/Ron) to replace Tiffany Taylor with Anne Miggzoli for the remainder of the term. All in Favor. Ron will contact Tiffany to discuss.

Valerie discussed the need for speed bumps at the entrance to the Warwick section.

Motion (Valerie/Jerry) to install 2 speed bumps at the Warwick entrance at a cost not to exceed \$2,000. Motion approved, Ron, Jerry, Arno and Valerie in Favor. Renee, Carol opposed.

Discussed repair and waxing of slide at pool area, **Motion (Arno/Carol) all in favor.**

Sharon raised issue of maintenance on the playground equipment. Sharon will have maintenance look at equipment to determine what needs to be done and will keep a log of the maintenance.

Ron was approached by gentry Park regarding use of the residents center for meetings on the 3rd Tuesday of each month. Approved.

Meeting adjourned at 11:45 pm (Arno/Ron)