

VISTA LAKES COMMUNITY ASSOCIATION, INC.
8009 S. Orange Ave
Orlando, Florida 32809

Date: January 16, 2007

Location: Odyssey Middle School

APPROVED MINUTES OF BOARD OF DIRECTORS MEETING

Present: Ron Cumello (P), Jim Shelton (VP), Jennifer Lanich (T), Ed Detrick (D), Renee Hale (D) and Curtis Bourque (D)

Absent: Tom Malone (S)

Also Attending: Maria Esham, Activities Director and Carol Rumely, Association Manager

A quorum was established and the meeting called to order at 6:10pm

Proof of Notice: Ms. Rumely reported that a written Notice of Meeting was mailed to all owners of record on January 11, 2007 and posted on the Vista Lakes website.

Approval of Prior Minutes: A motion was made (Detrick/Bourque) and carried to approve the minutes of the October 2006 meeting as presented.

Treasurer's Report:

Jennifer Lanich summarized changes to the budget line items and reported that the Turnover Audit was under review.

Staff Reports:

Activities Director Report: Maria Esham, Activities Director, provided a summary report (attached) of activities in the Vista Lakes Community. An updated version of the community private network would be unveiled later in January. The District 1 Picnic hosted by Commissioner Phil Diamond is scheduled for March 1st in Amhurst Park.

Managers Report: Carol Rumely, Association Manager provided a written summary of activities (attached).

Old Business:

- Neighborhood Reports: Representatives from Waverly/Carlisle, Melrose, Newport, Horizons, Colonie, and Champlain provided updates on neighborhood activities. Ron reminded everyone that Neighborhood Representative elections will take place again this spring since the terms are for one year
- Transition Committee Report: Ron Cumello reported on the activities and progress of the transition and advised it is likely to be a 6-9 month process and renovation of the WHC is part of the negotiations.
- ARC - A motion was made (Shelton/Hale) and carried to approve a Resolution 2007-01 Relating to Fees for Review of Applications.

- Vista Palms Update - Ron Cumello reported that a structural wall is scheduled to be built to replace the wood fence currently on the CDD berm from Waverly through Carlisle. Plans also show two access points from Lee Vista into the Vista Palms property will be opened. There is another office/warehouse tract to be built on Narcoosee south of Vista Palms and a Lowe's will be built just north of the gas station at the intersection of Narcoosee and SR 528
- SkyShades - Ron Cumello reported that the Board has asked Newland Communities to halt work on the SkyShades in Amhurst Park and Vista Park until resident input could be solicited.
- Vista Park - new community east and southeast of Vista Lakes - Ron reported on the early plans for this new community and advised there will be a new road from Narcoosee heading east to the extension of Econolahatchee Trail. This road will impact the southwestern streets in Windsor although no access will be created into Vista Lakes/Windsor. There is a brick wall scheduled to be built along the eastern perimeter of Warwick in the near future.
- Anderson Park - scheduled for a location in the north east corner of Newport. Newland Communities is required to construct the park with the City of Orlando's assistance and is asking for input from the Newport residents on the amenities to be included. The path between the cul-de-sac on Florence Harbor and Hidden Oaks Elementary School is not likely to be constructed to the conservation and wetlands surrounding this tract.

New Business:

- Ron Cumello presented an organizational model for governance of the Vista Lakes Community Association and outlined the roles of the various committees that would be needed. He invited residents to volunteer and sign up on the sheets provided at the meeting. A motion was made (Shelton/Bourque) and carried to adopt the model presented.

Adjournment: A motion (Detrick/Bourque) was made and carried to adjourn the meeting at 7:10pm. An Open Forum for residents followed until 8pm.