

VLCA Board Meeting

Thursday, April 12, 2007

Meeting called to order: 8:10pm

Attendees: Curtis Bourque, Ron Cumello, Ed Detrick, Renee Hale, Tom Malone and Jim Shelton

Absent: Jennifer Lanich

Association Manager: Carol Rumely

Notice: Posted on Association Website and at entrances to each neighborhood at least 48 hrs in advance

Minutes: A motion was made (Jim/Curtis) and carried to approve the minutes as revised.

Treasurer's Report-update provided by Ron:

- Jennifer Lanich is planning to move out of state but will continue to serve until August.
- The Finance Committee has reduced the field of auditors to their top 3-4 for another turnover audit.
- The committee is continuing work on the line item spend rates for the budget.
- The results of the Developer's Reserve Study are due at the end of May

OLD BUSINESS

1. Turnover Discussions:

- Ron reported that the committee had one meeting last month but had mutually agreed not to hold a second meeting until results from the Reserve Study and Engineering Project are available.
- Ron reported that the deed to the Recreation Tract was being conveyed to the Association and recorded on 4/12/07.
- Ron reported that Association Counsel is researching the definition of "park space" according to the PD since the Developer had used some of the linear parks (actually lake banks) to meet the PD requirement.
- Ron reported that no Bill of Sale has been received for the personal property conveyed to the Association.

2. Engineering Study: Ron reported that the preliminary draft report is due in May.

3. Amenities tract irrigation – Carol confirmed that water has been restored to the recreation tract with a new meter.

4. Anderson Park project - thru Ron, Jennifer reported that she has received a response from Susan Harris at the City of Orlando; a new volunteer to lead this project is needed.

5. Insurance: Ron reported that a new insurance package had been bound at a savings of approximately \$23K. Some of the savings will be required to fund the salary increases to pool staff that must now be certified lifeguards. A motion was made (Ron/Tom) and carried to cover the lifeguard certification class for selected individuals identified by the Activities Director

6. Covenant enforcement issues:

- Carol reported she has received a letter from an attorney for the owner at 8752 Hastings Beach Blvd who has erected a fence made of the incorrect dimensions and requested board approval to refer this request to Association Counsel. A motion was made (Curtis/Tom) and carried to refer this file to Taylor & Carls.
- Carol presented four covenant enforcement issues that need to go to the attorney for legal enforcement. A motion was made (Curtis/Jim) and carried to approve this request for legal assistance.

7. OCPS Joint Use Agreement - Ed reported that he is still trying to get the position of the School Board in writing and that the VLES had requested full use of Amhurst Park on 5/11. The Board agreed to approve this request and directed Carol to request a certificate of liability insurance.

8. Security – a motion was made (Curtis/Tom) and carried (4 to 1) to terminate the contract with Excelsior Defense in 30 days. Carol will send the required certified letter as soon as possible.

9. Committee Reports

- Amenities – A motion was made (Jim/Ed) and carried (4 to 1) to adopt the proposed charter of the committee. A motion was made (Jim/Curtis) and carried to recommend that performance reviews for the 3 full time staff be conducted by the Association Manager and presented directly to the Board of Directors. The Amenities Committee will also review the following issues and present recommendations to the Board: keys for the buildings on the Recreation Tract, Internet access, Security access, the telephone system and renovations. A motion was made (Curtis/Tom) and carried (3 to 2) to abolish fees for guests at the pool and another motion was made (Jim/Ron) and carried to abolish fees for participants in exercise classes. Both motions are effective May 1, 2007.
- Communications – Jim reported the committee had revamped the newsletter and has approached the current vendor for new ideas on style, paper, color and photographs. The website revamp is also underway – no date for rollout has been set.
- Events – Renee requested 4 additional trashcans for Amhurst Park. A motion was made (Curtis/Jim) and carried authorizing \$1500 for new trashcans. Renee provided a copy of the Sponsor Guidelines that have been adopted for use by the Activities Director. Renee requested a donation from the VLCA for the Colonial 5K event scheduled for 5/26. Renee reported that the Red Cross had requested use of Amhurst Park for a June Relay for Life event but recommended the Board decline the request in favor of an alternate date in the fall. A motion was made (Ron/Curtis) and carried to accept that recommendation.

10. Board Schedule – Jim advised of date changes for production of the newsletter and indicated he will email those to Ron.

NEW BUSINESS

11. Bereavement Leave – A motion was made (Curtis/Tom) and carried (4 to 1) to adopt a policy granting 3 days paid leave to full time staff following the death of a spouse, child, parent, sibling, grandparents, both natural and step. A motion was made (Curtis/Tom) and carried to ratify the email vote to grant 3 days paid leave to a staff member following the death of his mother.

12. April quarterly meeting – Ron suggested the agenda cover staff reports and information to the community on open projects and activities. Carol was asked to summarize the status of candidate identification for Neighborhood Representative elections and the October elections for the Board of Directors and to bring Candidate Information Forms.
13. VLCA payroll reimbursement to Leland – Carol presented a request to approve an automatic debit of the operating account to cover payroll expenses and fees advanced by Leland Management for association staff paychecks.
14. Turnover of directors – Ron advised there would be three open seats for the October election and a 4th seat to fill by appointment (Jennifer).
15. Ad revenue – tabled for future consideration
16. Carol presented 4 accounts for foreclosure; she recommended one be held back and the attorney directed to seek a payment plan and to go forward with foreclosure on the other 3. A motion was made (Curtis/Tom) and carried to accept this recommendation.

Adjournment: A motion was made (Ron/Curtis) and carried to adjourn the meeting at 10:50pm.