

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

Date: April 17, 2007

Location: Odyssey Middle School

DRAFT MINUTES OF BOARD OF DIRECTORS MEETING

Present: Ron Cumello (P), Jim Shelton (VP), Ed Detrick (D), Renee Hale (D), Tom Malone (D) and Curtis Bourque (S)

Absent: none

Also Attending: Carol Rumely, Association Manager

A quorum was established and the meeting called to order at 7:05pm

Proof of Notice: Ms. Rumely reported that a Notice of Meeting was provided to all owners of record in the newsletter, posted on the Vista Lakes website and on signage posted at the entrances to all neighborhoods.

Approval of Prior Minutes: A motion was made (Shelton/Detrick) and carried to approve the minutes of the January 2007 meeting as presented.

Treasurer's Report:

Ron Cumello announced he had received the resignation of Treasurer Jennifer Lanich effective 4/12 and provided a summary of the financial affairs, i.e. running under budget through March 31, 2007. He also indicated the Finance Committee had narrowed down the candidates for another turnover audit and expects to make their decision in the near future. Ron reported that the insurance policies had been renewed with new vendors at a savings of approximately \$22K. Some of the savings will be needed to pay for lifeguards at the pool, which is a new requirement of the liability insurance carrier.

Staff Reports:

Activities Director Report: Carol Rumely, Association Manager, provided a brief summary for Maria Esham, Activities Director, a written summary report (attached) of activities in the Vista Lakes Community will be emailed to the Board. An updated version of the community private network would be unveiled later in May.

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

Old Business:

- Neighborhood Reports: Representatives from Waverly/Carlisle, Melrose, Newport, Horizons, Gentry Park, and Champlain provided updates on neighborhood activities. Ron reminded everyone that Neighborhood Representative elections will take place again in June and the terms are for one year
- Transition Committee Report: Ron Cumello reported on the activities and progress of the transition. He reported a deed has been recorded transferring the Recreation Tract to VLCA. He reported that Newland Communities has hired Reserve Advisors to conduct a

full evaluation of all association assets and the results are due in the near future. The VLCA has hired WRS Consulting to provide a similar study for comparison.

- Vista Palms Update - Ron Cumello reported that construction of a structural wall is underway replacing the wood fence currently on the CDD berm from Waverly through Carlisle. Construction has also commenced on two access points from Lee Vista into the Vista Palms property. He reported that the OC Expressway Authority has obtained funds for the SR528 overpass on Narcoosee and this work should start by the end of the year.
- SkyShades - Ron Cumello reported that the work effort on the SkyShades is progressing in Amhurst Park where the swings have been relocated and the support poles painted. The shade material is on order. He also indicated the Board had discussed the resident petition from 48 homeowners in Waverly/Carlisle to reconsider the board decision to reject the SkyShades in Vista Park and declined to bring it up for another vote. He indicated the Board would consider other options such as the addition of more trees.
- Neighborhood Representative Elections – Ron reported that candidates are still needed for Amhurst, Pembroke, Champlain, Carlisle, Avon and Horizons. It is likely that incumbent NRs will be asked to stay on if no new candidates step forward.

New Business:

- Gates: Ron Cumello reported that the Waverly/Carlisle/Windsor gate is scheduled to close in May sometime after road repairs are made and new loops installed in the roadbed. A mailing will go out to owners in these communities to update their codes, cards, remotes and directory entries. He also reported that the CDD is researching the opportunity to transfer ownership of the gates to the VLCA.
- Pool guest fees – Discontinued effective 5/1/07
- Exercise class fees - Discontinued effective 5/1/07
- Board turnover – Ron advised that in light of Jennifer's resignations there would be 4 seats on the Board up for election in October. The Board is considering appointment of a replacement for Jennifer in the interim.
- CDD Bond Refinancing – Ron reported the Board of Supervisors had voted to return bond proceeds from the refi to owners rather than invest in capital improvements. A public hearing on the details of the refi is scheduled for June 13, 2007 at OMS.
- Free clubs – Curtis Bourque reported that OPD would be giving away free security clubs for vehicles at the Public on Saturday morning.
- Amenities Committee – Jim Shelton reported the committee is working on a multi-year improvement plan for landscaping on VLCA property. He also reported the committee has several subcommittees focusing on administration, maintenance and the Residents Club renovations.
- Communications Committee – Jim Shelton reported that some renovations are planned for the newsletter in format and style. He reported the community website improvements will be previewed in May. The community email address for concerns and questions is vistolakesboard@yahoo.com. There is also a new suggestion box located at the Pool Office.
- Security – Ron Cumello reported that the security contract has been terminated effective 5/11/07 and that the board is reviewing other options such as the City's program for Citizens on Patrol and use of a security-consulting firm to make suggestions on the best practices for our community.

Adjournment: A motion (Shelton/Malone) was made and carried to adjourn the meeting at 8:05pm. An Open Forum for residents followed until 8:20pm.