

VLCA Board Meeting

Thursday, June 14, 2007 Meeting

Attendees: Curtis Bourque, Ron Cumello, Renee Hale, Arno Zeyn, Tom Malone, and Ed Detrick

Absent: Carol Rumley, Jim Shelton

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

Start of meeting at 7:44 PM – Call to Order

Minutes: Tom moved to approve April, Curtis second – unanimous approval

Motion to nominate Arno as Treasurer – Curtis moved, Tom seconded – unanimous approval

Treasurer's Report:

Arno – highlights of financials: left Leland punch list

- Talked to auditor – getting data to see what needs to be done in future, background
- Basically coming up to speed
- Reviewed turn over audit.
- Looking at current financials and process.
- Question of why Rebecca of Leland can sign only one to sign check and it is valid? Arno will look it to this practice and recommend how we do this in the future.
- Arno to review the Leland recommendation on going ACH for Utilities and payroll.
- Ron brought up issue of Gevity and Leland ties. Arno recommends looking at future ties to Gevity and HOA verse Leland.
- 2008 budget: time to start next fiscal year budget – schedule indicates start date July 16th – get group together and get back to HOA by late August.
- Still waiting on reserves study – due early July

Old Business:

Neighborhood Reps:

- Carol Schuett of Amhurst volunteered and voted by the Board to be the Amhurst representative. Carol Rumley needs to finalize this, add Carol to the rep list.
- Ratified results of election – Tom moved, Ron seconded – unanimous approval

Turn over:

- Ron provided update – no monthly meeting between Newland and VLCA this month
- Received our and Newland's Engineering Report summaries
- Discussed parks again – legal recommends let the issue go. Need to ask legal statue of limitation if city comes back to us and indicts Newland's definition is incorrect.
- Ed requested responses to WRC be answered prior to agreeing to where we go next on the turnover cost. Curtis agreed.

Phone Service

Tom provided review of ATT package. Motioned by Curtis to change to new phone, Renee seconded and unanimously approved.

Tom took an action to look into cell phones and present at next meeting.

Training for life guards

Motion to approve additional training. Tom made motion, Renee seconded. Curtis neigh, rest yeah. Motion approved six staff at \$200 each for a total of \$1,200.

Lifeguard chairs and umbrellas –

Ron motion, Tom second to approve \$1500.00 for two chairs and umbrellas.

Unanimous approval to spend \$1500.00 maximum (include shipping and handling).

Community Incident Reporting / Safety Coordinators

Ron to draft a policy for what is defined a reportable incident and to whom the report is to go to. Ron will send out the draft to the board members for review.

OPD Citizen Observer Program

Still nothing new.

Re-keying Recreation Center

Re-key with the tiers: Arno moved to approve Carol's suggested re-key, Tom seconded. Vote - Curtis neigh, rest yeah.

Board to review list of key recipients and provide final concurrence.

Anderson Park

Send John Rose copy of plan.

Covenant Enforcement issues:

Unanimous vote to take these to the next level.

Feedback on Reserve Study meeting

No update

VLCA Master Assoc. Schedule

Newsletter goes to printing June 18th.
Agreed quarterly meeting will be July 24th

Agenda

Financials

Update on Turn over

New Business:

Contracts: coming up for review – Leland, Morales Keesee and Proscap

Curtis brought up light pole contract. Need to contact progress energy on contract.

Leland Management –

Discussion of Carol's and Leland's performance. Curtis moved to request Leland replace Property Manager within 30 days. Tom second, 4 year and 2 neigh.

Events:

Request to provide Maria \$500.00 to get supplies needed: tables, chairs and ice chest. Maria to see Renee for details.

Approved to allow Maria to buy five new dry-erase boards. Renee moved, Tom seconded. Unanimous approval.

Approved to get fence bids for 5 ft around pool area front and then replace fence (next to street). Curtis moved, Arno seconded. Unanimous approval.

Adding a third maintenance staff – need to look into feasibility

Hurricane Preparedness – ask Leland for their plan and need to insure that it is updated. Carol Schuett to get copy.

CCD Gate Discussion

- CDD wants HOA to provide maintenance, under a new agreement, waiting seeing the proposed language

Discussion on Jim's handling of ARC and other issues of recent. Tabled till next month, when Jim is present.

Curtis made motion to change the hours of the maintenance employees to stagger the hours to cover a longer period of performance. 1 year, 5 neighs.

Underwater Lights in pool shut off at night – 5 year and 1 neigh. To turn off.

Ron motion, Ed second so unanimous approved Meeting adjourned at 11:46 PM