

**VISTA LAKES COMMUNITY ASSOCIATION, INC.**  
**5955 T.G. Lee Blvd. Suite 300**  
**Orlando, Florida 32822**

Date: July 24, 2007

Location: Vista Lakes Elementary School

**MINUTES OF BOARD OF DIRECTORS MEETING**

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

*Absent:* none

*Also Attending:* Gary van der Laan, Association Manager, Maria Esham, Activities Director

Open Forum for residents began at 7:02 and ran through 7:49pm

A quorum was established and the Board of Directors meeting was called to order at 7:50pm

Proof of Notice: Gary van der Laan reported that a Notice of Meeting was posted on the Vista Lakes website, all mailbox kiosks and on signage posted at the entrances to all neighborhoods.

**Approval of Prior Minutes:** A motion was made (Bourque/Malone) and carried to approve the minutes of the April 2007 meeting as presented.

**Introduction of New Association Manager:**

Ron Cumello introduced new Association manager Gary van der Laan

**Treasurer's Report:**

Arno Zeyn presented budget income and expenses through May 2007. 2007 budget and expenses are set at \$936,198 for the year. Through the end of May actual income has been \$411,255, actual expenses \$376,710 leaving a positive balance of \$34,545.

Arno Zeyn reported that we do not currently have a projection for the end of year numbers.

Ron Cumello stated that a goal of the Board would be to not have to increase assessments in 2008. Budget will be presented at the October quarterly meeting.

**Staff Reports:**

**Activities Director Report:** Maria Esham, Activities Director provided a brief summary for activities in the Vista Lakes Community. Maria also reported the pool ID system is not functioning and is currently out for repair. Maria encouraged all residents to check the website as all events are updated regularly. The national night out will be held next Tuesday at 6pm at the pool area.

**Managers Report:** Gary van der Laan, Association Manager provided a written summary of activities for the quarter.

### **Old Business:**

- Turnover Steering Committee – Activity Report: Ron Cumello reported that Engineering reports have been completed by both Newland and the Association. These reports are close to each other with regards to findings. Ron and Ed Detrick met with the Association attorney this week to discuss turnover issues. The Board had been meeting with Newland about once a month, and is now ready to begin formal discussions. Some of the issues are monies for deficit at turnover, monies for defects that need to be corrected and the school agreement regarding usage of Amhurst Park. Currently attorneys for the Association, School Board and Newland Properties are scheduling a meeting to discuss options on the park issue.
- Neighborhood Rep Elections – Results. Ron Cumello asked each of the representatives in attendance to introduce themselves and make any comments they may have.
  - Ron Cumello as representative for Carlisle, Trees have been installed by CDD, streets and storm drains have been repaired.
  - Renee Hale representing Pembroke
  - Jim Shelton representing Melrose, gates are now working. Have established neighborhood watch program. Several cars in the area were left unlocked and had items removed from the vehicles. Reminded everyone to call 911 to report crimes. Neighborhood is hoping to have a block party soon.
  - Lourdes Marquez representing Avon, is working towards getting to know the neighbors.
  - John Rose representing Newport reported that safety and security is the priority for his area. Will work towards neighborhood watch program.
  - Antonio Hori representing Waverly
  - Adam English representing Central Park reported that he is working to open the lines of communication between the Condo board and the HOA board.
  - Carol Schuett representing Amhurst reported that communication with the residents and establishing a neighborhood watch are her priorities.
- Anderson Park – Continue or drop, Ron Cumello suggested that this topic be tabled as only 2 residents of the Newport residents were at the meeting. Ron reported that the City has \$100,000 set aside to build a park between the Newport neighborhood and Hidden Oaks school property. Ron suggested surveying the residents of Newport. Renee Hale stated that 2 Newport residents had spoken with her about being involved in the planning process. John Rose said he would work with Renee on this issue.

### **New Business:**

- 2008 Budget: Finance Committee will begin work on the budget at a meeting to be held Tuesday at 7:00 at the residents center. Information needed from Gary and Maria to be presented to the Board by the August 9<sup>th</sup> workshop. Neighborhood representatives were advised to have any budget request to the Finance committee no later than August 15<sup>th</sup>.
- Establishment of Safety Committee: Ron Cumello stated that a draft of the committee charter was given to the Associations attorney and we are waiting for a re-write from him. Ron reported that the attorney has advised that due to recent changes in the law Homeowner Associations must be very careful in the wording of any type of safety policy. Ron introduced Carol Schuett as chairperson of the committee. Ron reported that Carol has developed initiative to have committee help residents help themselves through information and possible involvement of local vendors. Residents were again reminded to contact police with any issues.
- Board of Directors Election: Ron Cumello stated that there will be 4 seats up for election on the Board of Directors, these are seats currently held by Ed, Jim, Tom and Arno.

Ed Detrick brought up issue of cars speeding within the community. Suggested that speed control devices be something considered for the 2008 budget.

**Adjournment:** A motion (Bourque/Malone) was made and carried to adjourn the meeting at 8:35pm.