

Vista Lakes Community Association

Board of Directors Meeting
October 11, 2007
8841 Lee Vista Blvd.

VLCA Board Meeting

Thursday, October 11, 2007

Meeting called to order: 8:30 pm

Quorum established

Attendees: Ron Cumello, Arno Zeyn, Curtis Bourque, Renee Hale, Ed Detrick and Jim Shelton

Absent: None

Association Management: Gary Van Der Laan-Community Manager

Motion made to accept prior meeting minutes (Ed/Arno) all in favor.

Financial Update -Treasurer

Arno noted receipt of the September financials as of 10/11/07, once again several days ahead of schedule. After a brief review Arno indicated the most recent financials showing an excess income over expenses of \$127,838 year to date, of this amount \$50,000 has been allocated for capital improvements.

Arno has been working with Kesha at Leland Management to resolve some remaining issues with the financials.

Arno introduced a Petty Cash fund procedure, petty cash and cash receipts will be tracked separately.

2007 Capital Improvements. No recommendations have come in from any committees other than amenities, which will be discussed later in the meeting.

CD Resolution, The Fifth Third Bank CD is currently earning less interest than any other CD the Association has. A resolution needs to be recorded in the minutes and sent to the bank removing the developer for the account and replacing with Board members. Issue was tabled until new Board takes positions.

Leland request for Gevity payroll ACH – tabled.

Review of Final 2008 proposed budget. Arno discussed the process the finance committee has used in the creation and review of the 2008 budget. While the goal was to keep the assessments from going up, gated committees will see an increase due to the reserves for roadways. The committee has agreed to have the reserve study revisited within the next 3 years to reevaluate the reserve position. For 2008 the road reserves will increase by 50% of the recommended rate.

Discussion of the bad debt and reserve for un collectable line items. Discussion of gate expenses, internet expenses and legal expenses. Arno read a question from John

Rose concerning the neighborhood representative allocation, Arno indicated these funds will be broken down in the monthly financials for tracking purposes.

Motion made (Ron/Ed) not to reinstall muzac at pool area. 4 in favor, 1 opposed, 1 abstained.

Old Business.

Director Nominations Process at Annual Meeting. Discussion of the process to be used for the neighborhood election. Curtis stated that Gary van der Laan will serve as election chair for the vote.

Turnover Meeting October 10, 2007. Ron stated that Newland communities was very non committal during the meeting. The issue will now be turned over to the Association attorney.

OCPS negotiations status, Ron stated that the school Board has agreed in concept to the proposed agreement of a one time gift to the Association of \$20,000 to erect a fence and deed over the 15' of property which currently has an Association fence on it which the school states is their property.

Motion made (Ed/Jim) to approve concept of OCPS fencing agreement. All in favor.

Recommendation on staff and reorganization - Ed's work group. Ed discussed the work the group had done in identifying the maintenance and Community Director position. Discussion of staff reorganization and job descriptions. Suggestions for job description to be sent to Ed for finalization.

Motion made (Ed/Jim) to approve the new structure of 2 full time maintenance staff and a full time Community Director position. Ron, Ed, Arno, Renee and Jim in favor, Curtis opposed.

10:29 Arno left meeting.

Association Manager's Report. Gary reviewed several outstanding violation issues.

Motion (Curtis/Ed) to refer all violations to next step by attorney. All in favor

Motion made (Curtis/Ed) to cancel restroom cleaning contract. All in favor

Motion made (Curtis/Ron) to approve residents request for a doggie cleanup station at the Newport retention pond. All in favor

Amenities Committee:

Carol Schuett discussed several capital improvement issues which the committee has been looking into. Discussion of the storage facilities for the golf cart and off site storage items. Discussion of hedges around pool fence and landscape redesign for Recreation Center front entrance.

Motion made (Jim/Curtis) to install hedges around fence at pool area, replacement of gates and installation of small barrier for top of walls not to exceed \$3,500. All in favor.

Motion made (Jim/Curtis) to install additional plantings at Recreation Center, Vista Park, Amhurst Park and Newport Park at a cost not to exceed \$15,000. All in favor.

Gary to get plans for each area.

Discussion of committee newsletter. Jerry Harris distributed samples of full color and partial color issues along with a breakdown of costs and estimated increased revenue from ads.

Motion made (Curtis/Jim) to go with full color issue for next mailing. All in favor.

Discussion of Pine Castle jeep bombing range. Attorney will be providing a written opinion. Board requested information as to cost of soil samples.

Motion made (Curtis/Ron) to purchase 25 additional chairs for the recreation center. All in favor.

Board requested that the amenities committee look into possibility of making changes to the interior of the welcome home center to make better use of the available space.

Meeting adjourned at 12:24 a.m.