

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

Date: October 23, 2007

Location: Odyssey Middle School

DRAFT MINUTES OF BOARD OF DIRECTORS MEETING

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

Absent: none

Also Attending: Gary van der Laan, Association Manager

Open Forum for residents began at 6:40 and ran through 7:30pm

A quorum was established and the Board of Directors meeting was called to order at 7:32pm

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 (??) and carried to approve the minutes of the July 2007 meeting as presented. All in favor.

Treasurer's Report:

Arno Zeyn presented budget income and expenses through September 2007. Through the end of September the Association shows an excess of revenue or expenses of \$109,976. The Board has allocated \$50,000 of this excess for capital improvements.

Staff Reports:

Activities Director Report: No report as position is currently open. Ron Cumello reported that the ad has been run to fill the position of Community Director which will encompass the Activities position. We have received over 30 applications for the new position and the Board will begin the review process next week.

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 a meeting was held with the developer, Newland Communities. Due to on-going issue with the Jeep Range the Board does not expect any resolution to open issues this year. The Association attorney will send a notice to Newland.
- Pinescastle Jeep Range – Ron Cumello reported that he has attended numerous meetings regarding the Jeep Range held with both the Army corps of engineers as well as the City of Orlando. Most recently the meetings have involved discussion of the health risks created by the former Range, to date the City has been non committal on any type of action. The Army corps of engineers has reported that some money is

available to them in 2008 for additional testing and more in 2009 for potential clean up work. It has been reported that one of the soil samples taken on the Mockingbird property prior to development did test over the acceptable limits, but due to the samples remote location no action was deemed necessary by the developer. Ron further discussed the need for residents to get involved with this process. A meeting will be held Monday evening with the City Council to discuss the Jeep Range issues.

New Business:

- Approval of 2008 Budget – Motion made (Jim/Ed) to approve the 2008 budget as submitted. All in favor.
- Board of Director Elections – Gary opened the floor to nominations, being none the ballot was closed and the neighborhood representatives were reminded of the voting process. Three volunteers were chosen to assist Gary in counting votes. After tallying all votes Gary announced the following the 4 candidates elected to the Board, Arno Zeyn, Carol Schuett, Ed Dietrick and Jerry Harris.
- John Rose spoke from the floor and reminded everyone about openings upcoming on the Vista Lakes CDD Board of supervisors.
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Adjournment: A motion (Jim/Arno) was made and carried to adjourn the meeting at 8:05pm.