

Vista Lakes Community Association

Board of Directors Meeting
November 8, 2007
8841 Lee Vista Blvd.

VLCA Board Meeting

Thursday, October 8, 2007

Meeting called to order: 7:45 pm

Quorum established

Attendees: Ron Cumello, Arno Zeyn, Renee Hale, Ed Detrick, Carol Schuett

Absent: Curtis Bourque & Jerry Harris

Association Management: Gary Van Der Laan-Community Manager

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

Ron read a copy of an email from Curtis in which he stated that due to medical reasons he was resigning from the Board effective immediately.

Election of Officers:

Motion made (Ron/Arno) to hold elections for officers but to not have changes take affect until after the current meeting. All in favor.

Ron asked if there were any volunteers for any positions. Ed stated he had received an email from Jerry in which he volunteered for any position he was needed in. After some discussion the following positions were elected, each position was voted and approved unanimously.

President, Ron Cumello
Vice President, Carol Schuett
Vice President, Jerry Harris
Secretary, Rene Hale
Treasurer, Arno Zeyn

Financial Update -Treasurer

Arno noted receipt of the October financials as of 11/8/07. After a brief review Arno indicated the most recent financials showing an excess income over expenses of \$143,678 year to date, of this amount \$50,000 has been allocated for capital improvements.

Leland request for Gevity payroll ACH – still open. Arno stated he will look into this once he has finalized his work with the auditor.

2007 Capital Improvements. Arno stated he is tracking all requests that have come in. Some discussion about improvements to the residents center.

Motion (Ed/Ron) to approve changes to Residents center not to exceed \$1,500. All in favor.

Arno discussed utility deposits being held by Progress Energy and requested Ron contact Taylor and Carls about the possibility of having these returned.

Arno discussed his conversations with the CPA who has conducted the Associations audits in the past. Arno was satisfied that the CPA was representing the best interest of the Association and he will be reviewing the audit program which the CPA has agreed to send him.

Motion (Ed/Ron) to give Arno the authorization to sign the engagement letter with the CPA firm. All in favor.

Arno provided a copy of the resolution to change signers on the Fifth Third CD account.

Motion (Arno/Ron) to approve resolution. All in favor

Old Business.

Turnover Status. Taylor and Carls has sent notice to Newland properties demanding any and all information relating to the testing and inspection of the community property during development.

OCPS negotiations status. The Association has received amended language to the agreement modifying time frame of reimbursement for the fence as well as time of exclusive usage. The new language is unacceptable and will be returned to the school Board attorney for revision.

Landscape Contractor Decision, Gary reviewed the spreadsheet of all proposals and the contract with the recommended vendor. After review of the bid process and discussion of the proposed contract.

Motion (Ron/Carol) to approve landscape contract submitted by Servello and Son contingent on contract being awarded by CDD Board for landscape services.

Resumes for Communities Director, Approximately 45 applications have been received for the position. Both Ron and Gary have reviewed the applications and after initial review have narrowed down to 2 candidates. Gary will hold the first interview and then provide feedback to Ron and Rene to set up a second interview.

Association Manager's Report.

Gary discussed the condition of the planters on the pool deck, planters can be rebuilt but with large palms inside the issue may not be resolved. Ron will talk with attorney to

see what issues we may have with Newland if issue are corrected prior to receiving payment for turnover issues.

Amenities Committee:

Carol discussed recommended changes to residents center, Gary stated that work would begin within the next week.

Motion (Ron/Rene) to purchase 6 round tables for residents center for \$1,200 All in favor

Communications, Newsletter Status. Articles are being submitted for the next issue. Discussion of ads for next issue.

Events. Rene discussed events taking place, she thanked Leo for the work he has done with the committee in organizing the Fall Festival.

Neighborhood watch, Carol reported an event is scheduled for March.

Newland Website. Ron reported that he has been contacted regarding the website with a request to sign a contract for use of the site. After discussion it was determined that the current site does not best meet the needs of the community so no contract will be signed.

VLCA Master Association Schedule – Secretary. Rene will get copies of the current schedule with adjustments to be made for the next year.

New Business:

Motion (Rene/Ron) to appoint Flor Tavares as the Pembroke Neighborhood Representative. All in favor.

Neighborhood Reps recall process. The Association attorney has reviewed the process in the Association documents as well as the state requirements and has created a format for the Community.

Motion (Ron/Arno) to accept Curtis's resignation from the Board. All in favor.

Gary will provide the Board with information from the most recent election as to the person with the next highest votes.

Discussion regarding meeting times, it was decided to start the meetings open forum at 6:30 pm in the future.

Meeting adjourned at 10:00 p.m.