

Vista Lakes Community Association

Board of Directors Meeting
December 13, 2007, at 7:00pm
8841 Lee Vista Blvd.

VLCA Board Meeting

Thursday, December 13, 2007

Meeting called to order: 7:03 pm

Quorum established

Attendees: Ron Cumello, Jerry Harris Renee Hale, Ed Detrick, Carol Schuett

Absent: Arno Zeyn

Motion (Ed/Ron) to accept prior meeting minutes. All in favor.

Election of Board Officer to Fill Open Seat, Ron nominated Valerie based on vote of neighborhood representatives at last annual meeting. **Motion (Ron/Carol) to appoint Valerie Mac Allaster to fill the seat vacated by Curtis Bourque for the remainder of the term. All in favor.**

Financial Update –Treasurer, Arno is out of town, report will be given at next meeting. Utility refund dollars, Ron discussed this issue as an opinion was received from the association attorney regarding the return of money on deposit. Progress energy requires minimum of 23 months in good standing with no late payments before request can be made.

2007 Capital improvement projects, several projects are underway and are expected to be completed prior to the end of the year. Tree planting in the park areas is on hold pending more information regarding the bomb range.

Old Business

Pine castle soil sample proposals, one proposal has been received and additional proposals have been requested to test the Association property for munitions. Legal opinion requested from Taylor and Carls regarding Jeep Range. A letter was sent from attorney to Newland requesting any soil testing results completed prior to construction. No response from Newland.

Turnover Status, Legal opinion on repairs. Opinion of Taylor and Carls is that repairs deemed to be necessary may be completed provided that competitive bids are received and notice is given to Newland prior to repairs.

OCPS Agreement, the agreement has been signed by the Association and is currently awaiting signature from the school Board, that is expected in January. Once signed the Association will have 60 days to install the fencing at Amhurst Park.

CDD Gate Agreement was delivered for signature from CDD attorney, however the Association attorney noted that items had been changed from the previously agreed upon language. The agreement has been sent back for modification.

Association Manager's Report was supplied to all Board members prior to the meeting. Discussion of homes pending Association foreclosure. **Motion (Ron/Carol) to hold off on foreclosure action. All in favor.**

Covenant enforcement issues, reports were provided on all open issues.

Committees

Amenities, Carol reported on committee meeting, discussion of life guards at pool area, clean up of maintenance areas and the rental of the residents center. The committee will work on pricing and guidelines for future rental of the area.

Communications, Newsletter Status, Jerry reported on and distributed a draft of the next issue.

Events, Renee reported on some of the months events as well as upcoming events.

Neighborhood Watch, Carol reported contact she has received from some of the associations within Vista Lakes as well as contact from the Elementary school PTA.

Off Duty Police Status & chains at Amhurst Park, Discussion of use of chains at Amhurst to block off the parking lot. No change to current policy. Off duty police are in place and working shifts.

Ron spoke with police department concerning use of the residents center for officers, department stated that they are attempting to keep officers in the vehicles more and would not make use of space.

Replace Newland Website, Ron read some of the requirements placed by Newland on continuing use of the current website. Jerry will pursue setting up a temporary website to pick up when the current site is shut down. **Motion (Ron/Valerie) to create a temporary website at a cost not to exceed \$500.00**

VLCA Master Association Schedule, Ron and Renee will work on the 2008 schedule

New Business

Board Policies, Ron discussed some of the Board policies as they relate to committees. Discussion of adding committee information to a future newsletter.

Carol reported that current vacuum is not functioning well. **Motion Carol/Ron to purchase a new vacuum. All in Favor.**

Request from the ARC committee to add an additional member. **Motion (Ron/Ed) to add 5th member, Poppy Dhanens. All in Favor.**

Ron mentioned holiday gift cards for the full time staff. **Motion (Ron/Ed) to purchase \$50.00 gift cards for Mark and Jose. All in Favor.**

Adjournment, meeting adjourned at 9:35 (Valerie/Carol)